

# URBAN DESIGN REPORT

## 2 BACHELL AVENUE LIDCOMBE

# BACHELL AVENUE REDEVELOPMENT





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## 1.1 EXECUTIVE SUMMARY

This Urban Design Report has been prepared as part of a package of supporting documentation to accompany the lodgement of a Planning Proposal to Cumberland Council. The Report considers the existing site conditions, the key development controls and the strategic planning framework, which have informed the desired development outcome.

This site is a large awkwardly shaped industrial lot, dissected by a drainage channel, with limited redevelopment potential under the existing zoning. The site is located in the suburb of Lidcombe, minutes away from Lidcombe Station, the local town centre, Parramatta Road and Sydney Olympic Park with easy access to the M4 & M5 Motorways.

This report explores the redevelopment outcome facilitated by the Planning Proposal. The site is currently zoned IN1 General Industrial and the proposal seeks to rezone the site to B5 Business Development

The current development controls of the land specifies an FSR of 1:1 with an unspecified building height limit. The proposal wishes to adopt an FSR of 3:1 with no height limit applied, although the tallest part of the development reaches 7 storeys where the office and high tech employment space is proposed to be located. The remainder of the development is generally no greater than 3-4 storeys.

This Report evaluates the required changes to the land zone as well as the required changes to increase the FSR and its implications for the Lidcombe East Industrial Precinct.

Further to the above, the site in its present state is subject to flooding with an open stormwater drainage channel running in a South to North-West direction through the site. Part of the channel currently has an industrial warehouse built over it. The development outcome necessitates the diversion and enclosure of the channel. This facilitates the ability of the site to be redeveloped in a logical and sustainable manner, while improving the flooding situation in the area.

Any industrial redevelopment would see the existing building removed and the channel totally uncovered with a 10m building foreshore line. The resulting in development area, size, and shape would be unsuitable for industrial development.

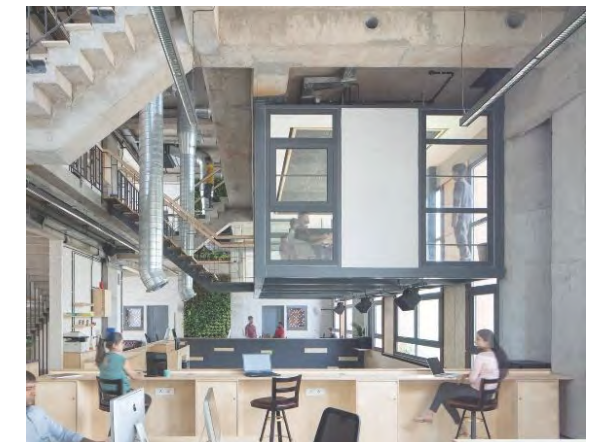
Sydney Water, the governing body with respects to this stormwater drainage channel along with consultants from Royal Haskoning DHV, whom have modelled and worked on various projects and have provided recommendations for both Cumberland Council and external clients within this Haslam Creek catchment area, have been consulted as part of a previous application process in 2016.

An updated flood study report has been prepared by Royal Haskoning DHV for this proposal and is attached to the planning proposal lodgement package.

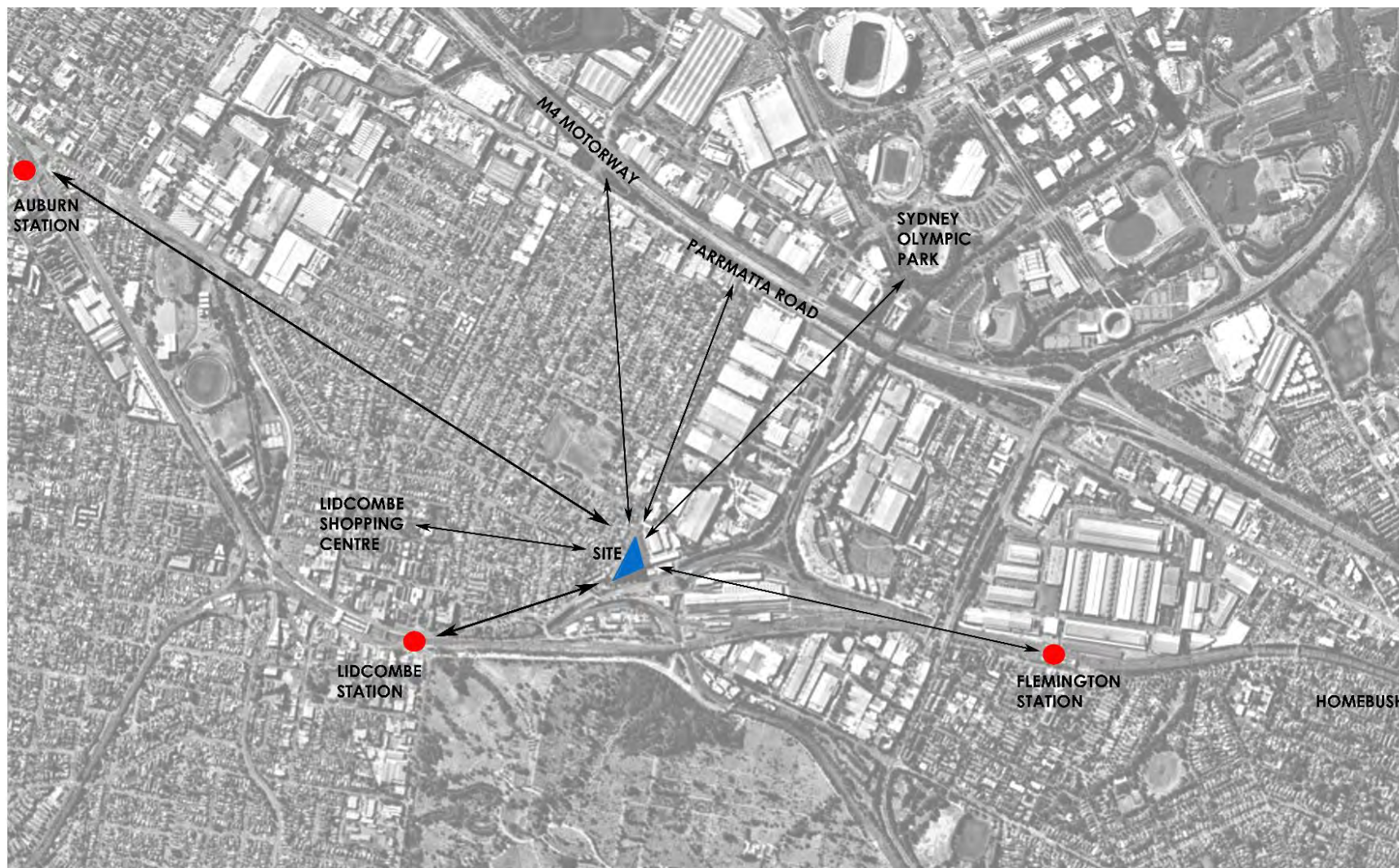
The methodology of this Report applies urban design principles, which consider the contextual conditions of the site and the impact of the proposed increase in density on the building height envelope.

The impact of potential development on the neighbouring industrial and residential buildings has guided the subsequent recommendations.

This report summarises the key findings of the analysis, site investigations, and subsequent recommendations from numerous consultants for an appropriate building envelope, informing the proposed FSR. While no height limit is proposed to be applied, the greatest height is 7 storeys, however this is subject to future study, assessment and consultation with Council and the community during the Development Application process.







2 Bachell Avenue is a large industrial site, located on the eastern side of Bachell Avenue at the southern end of the street across from Rawson Street.

The site is within close proximity to Parramatta Road, Lidcombe railway station, Lidcombe shopping centre, the local town centre, and the M4 motorway.

Lidcombe is a suburb within the Cumberland Local Government Area and is located 8.7km east of the Parramatta Central Business District (CBD) and 16.8km west of the Sydney CBD.

Lidcombe benefits from direct transport links to the Parramatta and Sydney CBD's via railway, motorways and primary road networks.

Lidcombe is also home to a number of major community facilities such as Rookwood Cemetery, Railway Hotel, Lidcombe Hotel, Royal Oak Hotel, and The Gables function centre, Lidcombe Hospital, Lidcombe Public School, Marist Brothers Monastery, and St Andrews Ukrainian Catholic Church. Lidcombe is also close to Sydney Olympic Park and Flemington Markets.

Lidcombe has a mixture of residential, commercial and industrial developments.

A small shopping centre is located close to Lidcombe railway station. Commercial and industrial developments are located along Parramatta Road and surrounding areas.

Lidcombe provides varying densities within close proximity and a reasonable walking distance to infrastructure services, including public transport, schools, civic, retail and health facilities.

The site consists of a freestanding warehouse with a footprint area of approximately 2,300m<sup>2</sup>. The warehouse was constructed in 1972 and was utilised as a printing factory. The warehouse is situated in the middle of the site with vacant land on the eastern and western sides of the site encompassing the warehouse. Today, the warehouse is utilised for the purposes of a dry cleaners.

There is a stormwater drainage channel running in a South to North-West direction through the site. Part of the channel currently has the industrial warehouse built over it, with the remaining parts uncovered. The site is subject to flood planning.

The site has an area of approximately 8,738m<sup>2</sup> and is of an irregular triangular shape approximately 124m in length along the eastern boundary, 147m in length along the southern, and 204m in length along the western boundary. Access to the site is from Bachell Avenue.

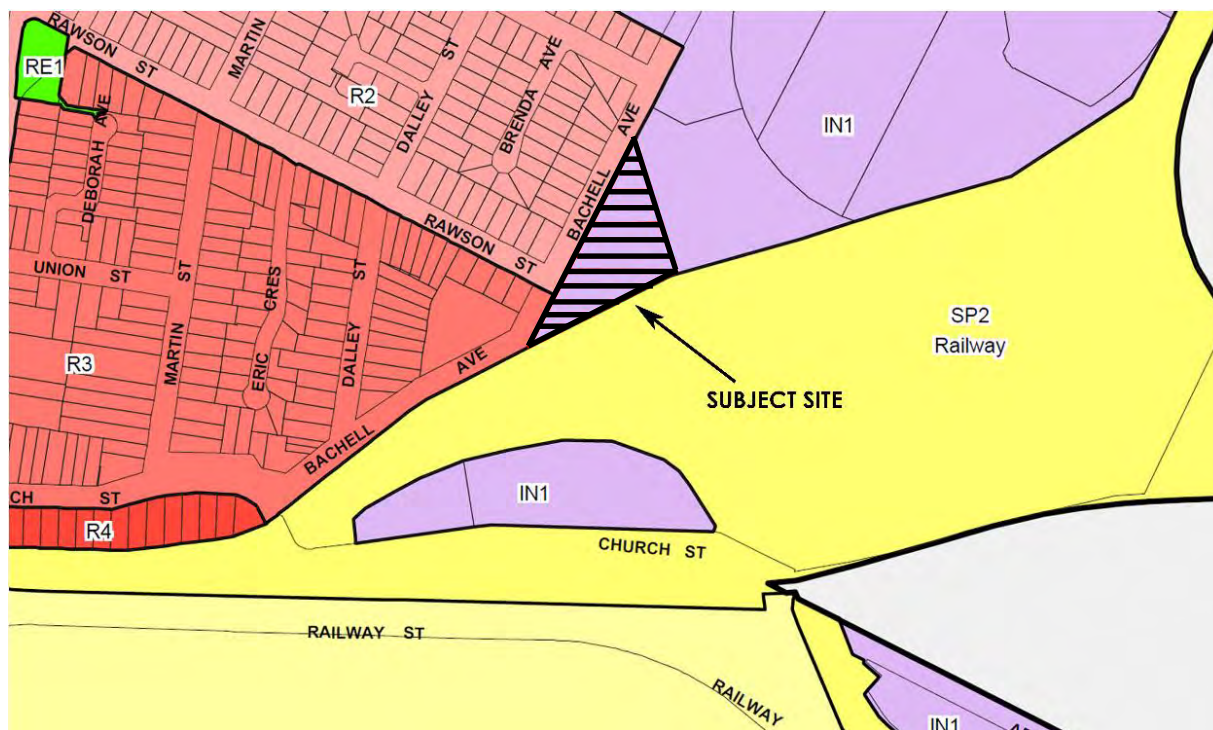
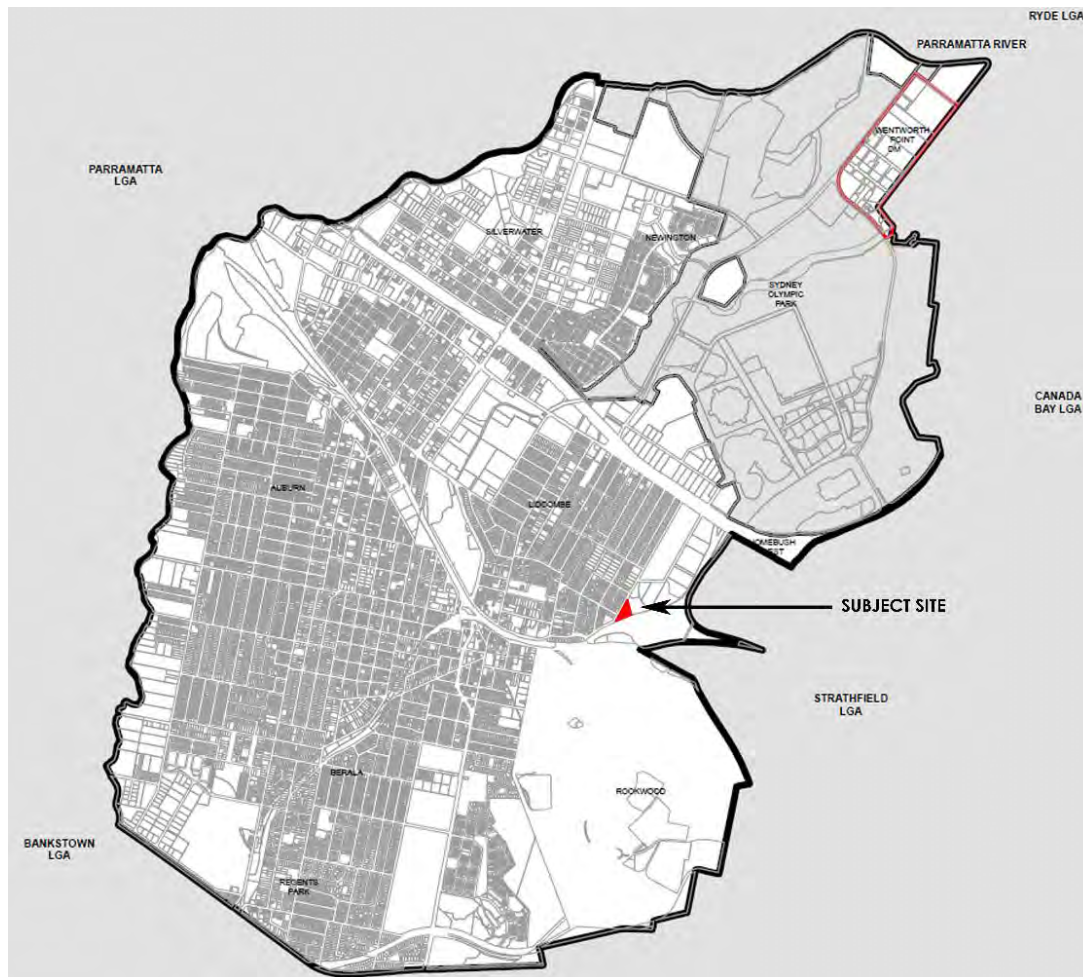


## Auburn LEP 2010

The Auburn Local Environmental Plan (LEP) 2010 is the principal planning instrument that relates to the subject land.

Key controls that affect development on the site are detailed below and describe on the following pages:

1. Land zoning
2. Floor space ratio
3. Height of building
4. Heritage
5. Acid sulphate soils
6. Flood area
7. Foreshore building line



## Land Zoning

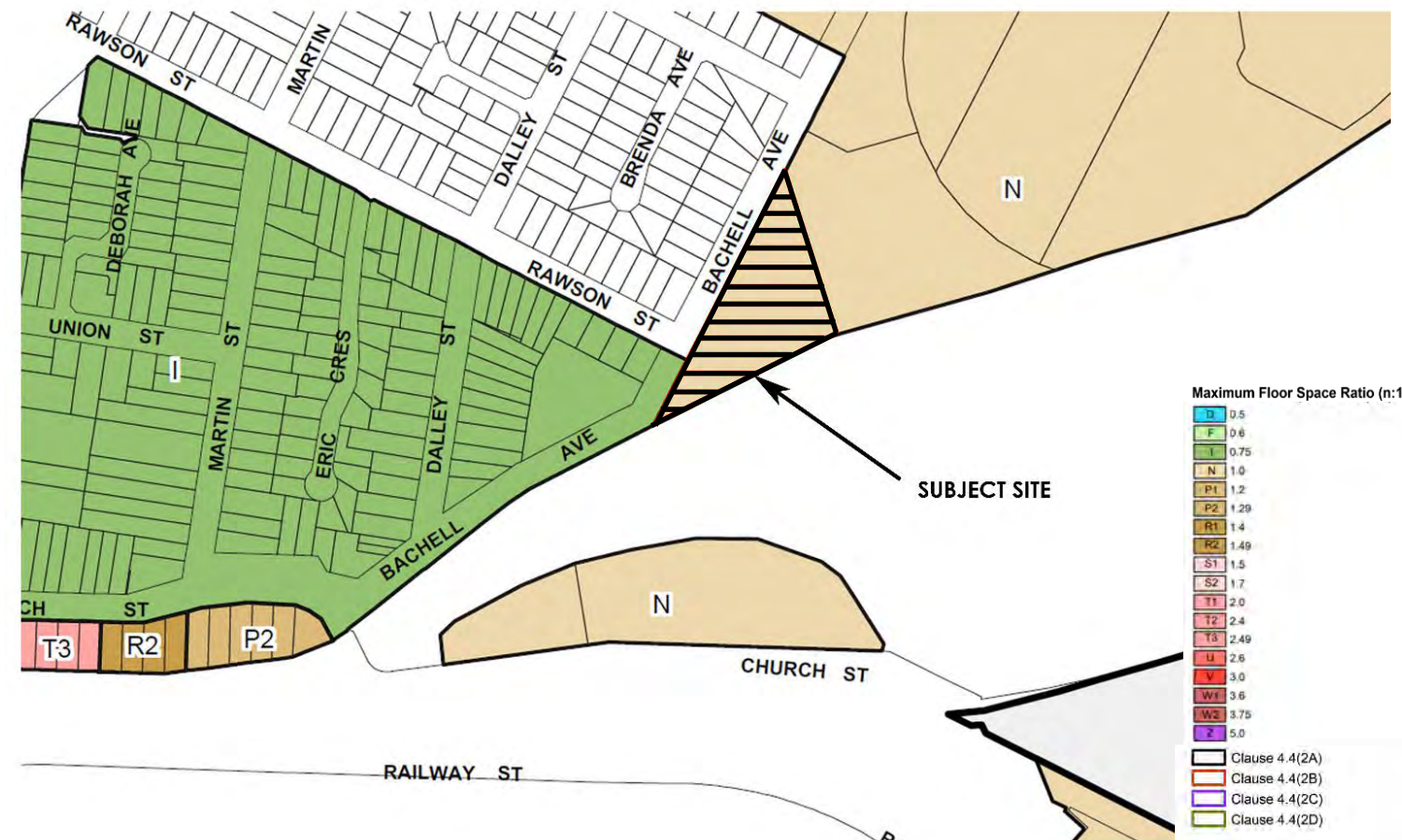
The site is zoned IN1 - General Industrial and forms part of an IN1 zoned cluster known as "Precinct 10" (Lidcombe East) under the Auburn Employment Lands Strategy 2015.

Land to the west of 2 Bachell Ave is zoned R2 - Low Density Residential and R3 - Medium Density Residential.

South of the site is the Lidcombe railway corridor and is zoned SP2 - Infrastructure.

SUBJECT SITE	
Zone	
B1	Neighbourhood Centre
B2	Local Centre
B4	Mixed Use
B6	Enterprise Corridor
B7	Business Park
E2	Environmental Conservation
IN1	General Industrial
IN2	Light Industrial
R2	Low Density Residential
R3	Medium Density Residential
R4	High Density Residential
RE1	Public Recreation
RE2	Private Recreation
SP1	Special Activities
SP2	Infrastructure
W1	Natural Waterways
DM	Deferred Matters
MD	SEPP (Major Development Project) 2005





## Auburn LEP 2010 Floor Space Ratio

This site has a permitted floor space ratio of 1:1.  
With a site area of 8,738m<sup>2</sup> the maximum floor space currently permitted is 8,738m<sup>2</sup>.  
There is no FSR nominated for the sites north-west, zoned R2 - Low Density Residential.  
Properties to the north and north-east, zoned IN1 – General Industrial have a FSR of 1:1.  
South of the site is the Lidcombe railway corridor.  
Properties to the south-west, with a smaller portion facing the site are zoned R3 – Medium Density Residential and have an FSR of 0.75:1.  
The location of 2 Bachell Avenue and its relatively to the neighbouring properties and the railway corridor allows for an increase in FSR and this increase will have a minimal effect on its surroundings.  
The design itself takes into account the varying zones in its surrounds and strategically locates commercial and retail usage relative to these areas to create an undisturbed flow on affect which would benefit the community.



## Height

The site does not have a maximum permitted height limit. However buildings within this locality are up to 3 storeys above Bachell Avenue.

Properties to the north, east, and south of the site also do not have a maximum permitted height limit.

Properties to the west of 2 Bachell Ave have a maximum building height of 9m. These properties are across the road from the property and a higher height limit at our proposed site would not affect these dwellings with respects to overshadowing and privacy.





## Auburn LEP 2010

### Flood Area

The majority of the site is designated as being in a flood zone, together with adjoining properties to the North-West.


There is a stormwater channel running from the south towards the North-West within the site.

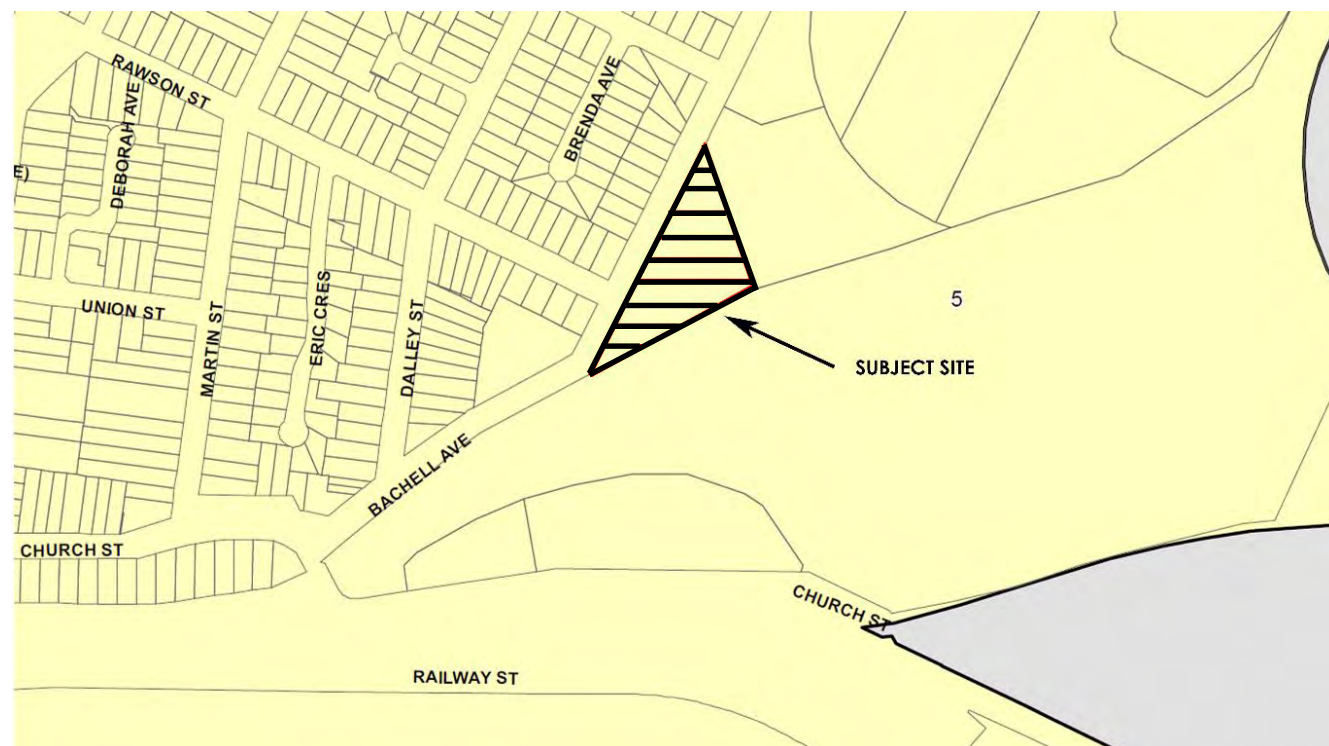
Currently the stormwater channel is partly open and this proposal seeks to divert and enclose the stormwater channel.

Royal Haskoning DHV an engineering consulting company specialising in flood modeling and assessment have been engaged to provide a flood report assessment of the proposal. Royal Haskoning DHV have previously been engaged by the former Auburn Council to model the entire catchment.

Royal Haskoning DHV have modelled the proposed development and guided the development of the proposed scheme. During their engagement, advice was provided to the effect that the channel can be diverted and covered and a freeboard of 500mm be applied.

This advice was supported by meetings held with both Sydney Water and the former Auburn Council flooding Engineer. Both advised that they had no objections.

 Flood Planning Area



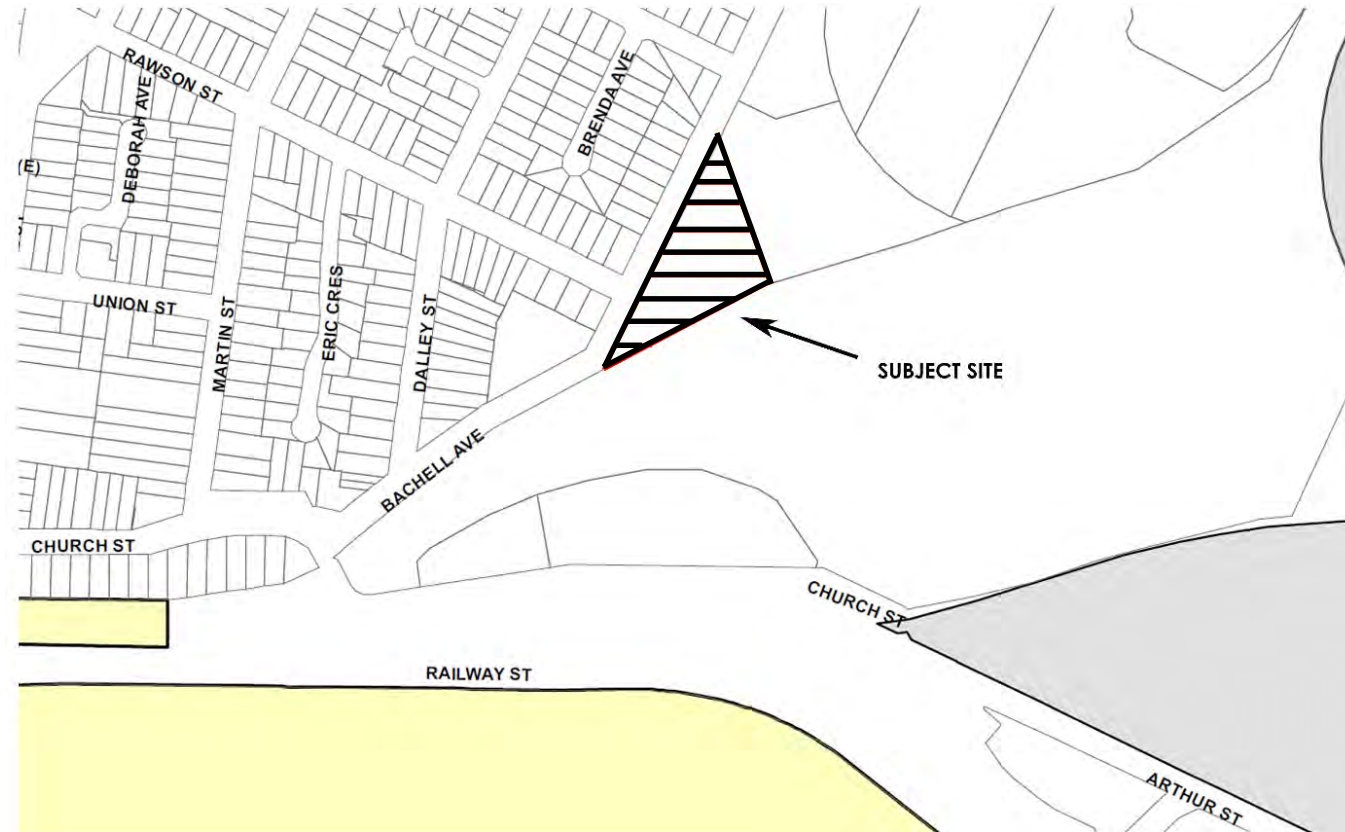
### Acid Sulfate Soils

The site is designated as a class 5 acid sulfate soil area, consistent with all the adjacent properties.

This class 5 class classification means that the water table is likely to be 1M lower than the Australian height Datum of the natural ground level.

-  Class 1
-  Class 2
-  Class 3
-  Class 4
-  Class 5



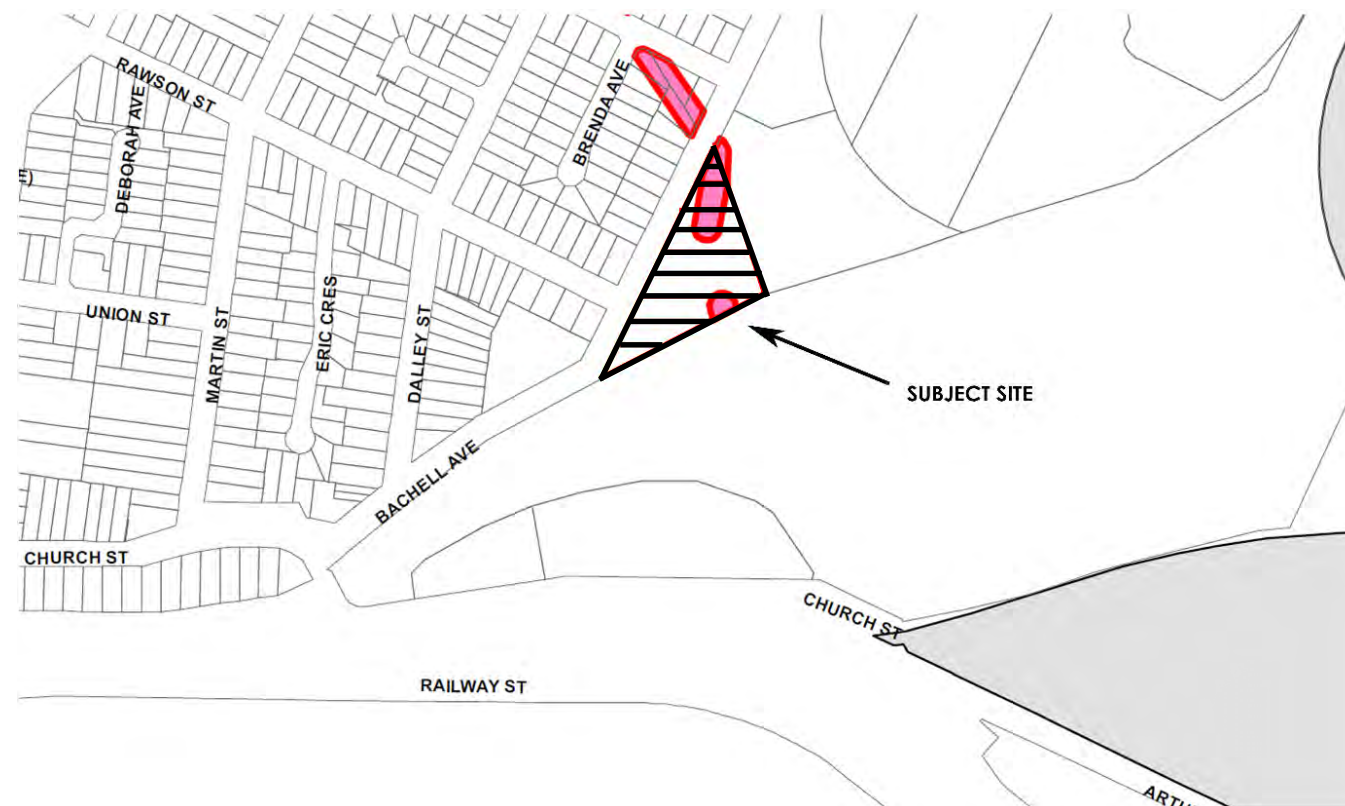


## Auburn LEP 2010

### Heritage



The site is not identified as containing a heritage item and is not within a heritage conservation area. Furthermore, there are no heritage items within the proximity of the site of state or local significance.

-  Conservation area - General
-  Item - General
-  Item - Archaeological
-  Item - Landscape



### Foreshore Building Line

Due to the existing open drainage channel, parts of the site are subject to a 10m foreshore building line. This requirement will no longer be relevant as it is proposed to fully enclose the drainage channel. The foreshore building line should be removed from the subject site.

-  Land below foreshore building line
-  Foreshore Building Line



## 3.2 Auburn employment land strategy Auburn city council June 2015

The subject site is located at the southern end of the Lidcombe East Industrial Precinct (Precinct 10 ). The Lidcombe East Industrial Precinct borders Parramatta Road in the north and offers relatively new industrial/ warehouse accommodation. It is generally well occupied, incorporating the Lidcombe Business Park which is a modern industrial estate owned and managed by Goodman. The Lidcombe East industrial precinct (Precinct 10 ) is currently zoned IN1 General Industrial with an FSR of 1:1.

Occupiers in Precinct 10 include Fujitsu Australia, Booktopia, Holcim, AUSREO, Parmalat, Rentokil Initial, De Costi Seafoods, Synnex, Mwave.com.au, Brand Exclusive Vantage Automotive, Andrews Meat Industries, Admiral International, Neptune Bio-Innovations, James Glen, Thomas & Betts, Jonsa, Australia, Fresh Venture Group, Amgrow, Tente, Master Catering Services and Nottage International.

### Employment and Business Activity

Businesses in the Lidcombe East and Church Street precincts employed approximately 1,900 employees in 2011 at a density of 57.7 employees per ha . The most prominent employment sectors in the precinct are manufacturing (18.4% ) and financial and insurance services (18.0 % ). The majority of workers (55.1% ) are employed in white collar roles whilst a further 37.1% are employed in blue collar roles.

### Competitive Features

Lidcombe East has an excellent position in the market, underpinned by the following factors:

- Direct access off Parramatta Road without having to traverse residential lands
- Investment grade stock offering quality accommodation
- Large lots, enabling potential subdivision or densification in the future

The central location of these precinct is a prime example that illustrates the desirability and popularity of the Inner/ Central West region.

Notwithstanding the recommendations of the AELS reports this particular site is not capable of traditional industrial development.

The characteristics of the site; the surrounding residential uses, the irregular triangular shape, the location and the manner in which the existing storm water channel has been aligned, along with compliance with foreshore building lines does not lend itself for a practical industrial design or to be subdivided into smaller industrial tenancies restricting heavy truck access and loading within the site.

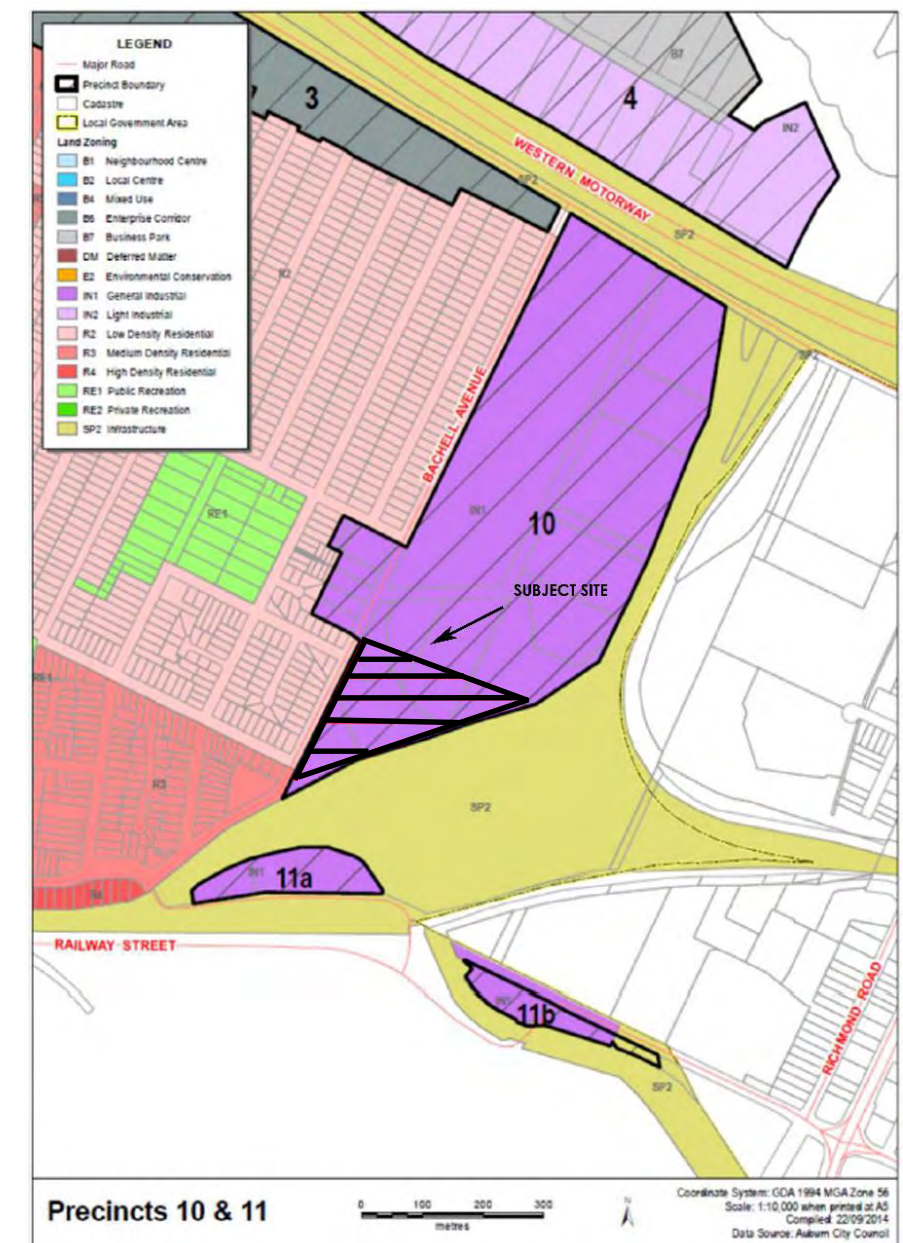
Due to these lands use constraints and access and site specific issues, industrial development in the future will not be feasible.

An Options Analysis for the site was prepared in June 2018 by PPM Consulting. The Analysis considered the types of uses appropriate for the site and secondly modelled the development scenarios to assist understand the viability of redevelopment of the site.

The Analysis found that consistent with the Council's existing and draft strategic planning framework the site should be retained for employment generating uses, but that these uses be expanded from traditional industrial to ensure future development is viable and to align with the vision for the Lidcombe East Industrial Precinct. This includes increased employment and job opportunities associated with an increase in density.

The report found that redevelopment of the site becomes viable where an FSR between 2.5:1 and 3:1 is achieved. This retains a portion of industrial up to 3,500sq.m (any greater compromises viability) with remaining floorspace utilised by additional land uses discussed above. Therefore, to achieve the vision for the Precinct under both the Auburn Employment Lands Strategy 2015 and the draft Cumberland Employment And Innovation Lands Strategy & Land Use Planning Framework, it is proposed to rezone the site to another employment generating zone and increase the FSR to a viable floorspace that is also compatible with the urban location.

It is therefore proposed to rezone the subject land from IN1 General Industrial to B5 Business Development to facilitate a wider range of employment generating uses and also increase the maximum FSR control from 1:1 to 3:1.



Map of Lidcombe East and Church Street (Precinct 10 and 11)  
Source: AEC





1 – IMMEDIATE STREETSCAPE OF THE SITE LOOKING NORTH.



4 – BACHELL AVE. LOOKING FURTHER NORTH AT THE INDUSTRIAL BUILDINGS.



7 – DETAIL SILOS.



2 – IMMEDIATE STREETSCAPE OF THE SITE LOOKING SOUTH.



5 – BACHELL AVE. LOOKING NORTH AT THE EXISTING WAREHOUSE.



8 – ADJOINING TALLER SILO STRUCTURES TO THE NORTH. THE PROPOSED BUILDING HEIGHT WILL BE BELOW THIS DATUM



3 – VIEW OF THE EXISTING WAREHOUSE LOOKING SOUTH.



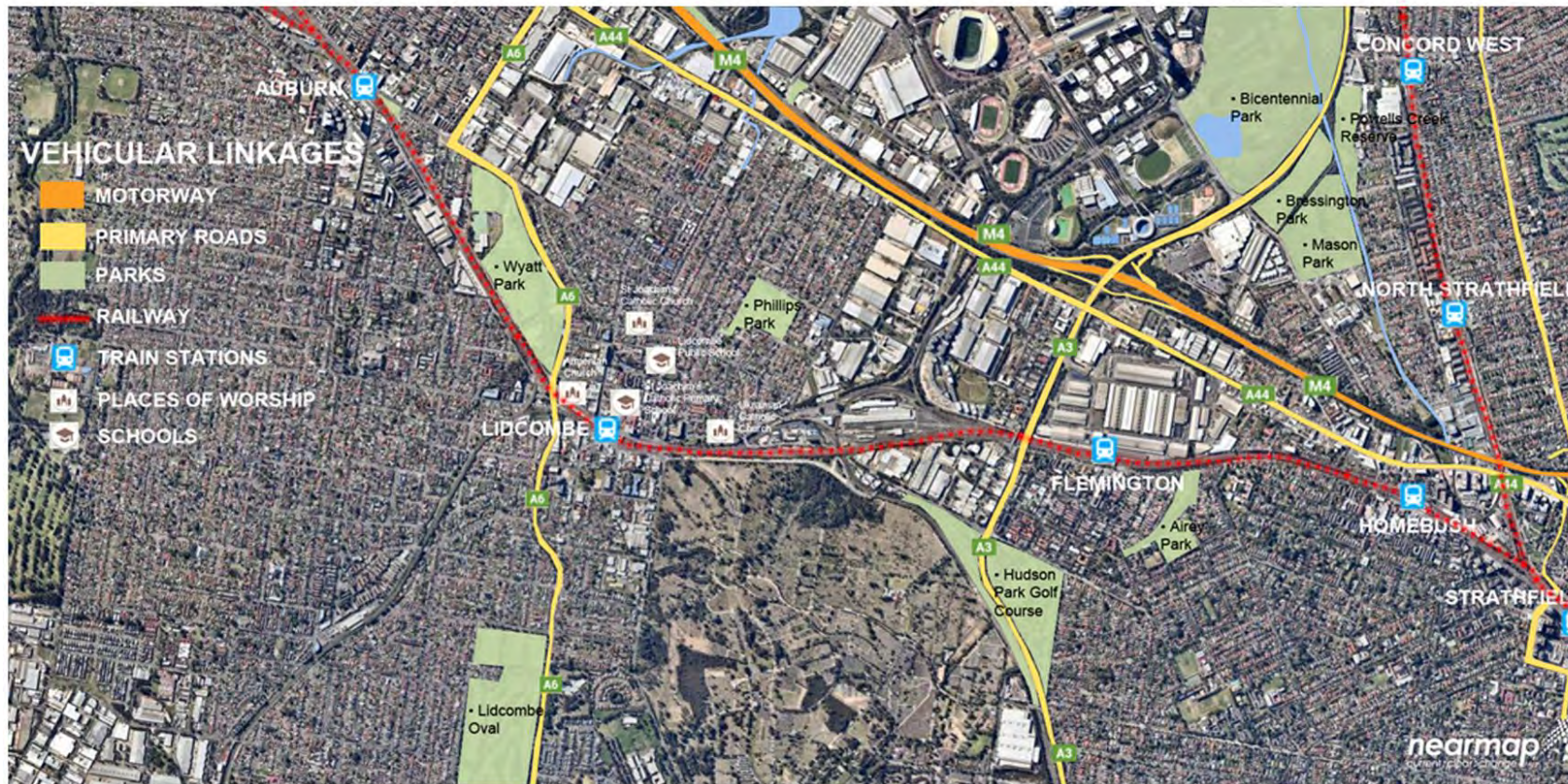
6 – THE SITE'S WESTERN BOUNDARY FACING BACHELL AVE.



9 – THE SITE'S ENTRY DRIVEWAY LOOKING INTO THE SITE.



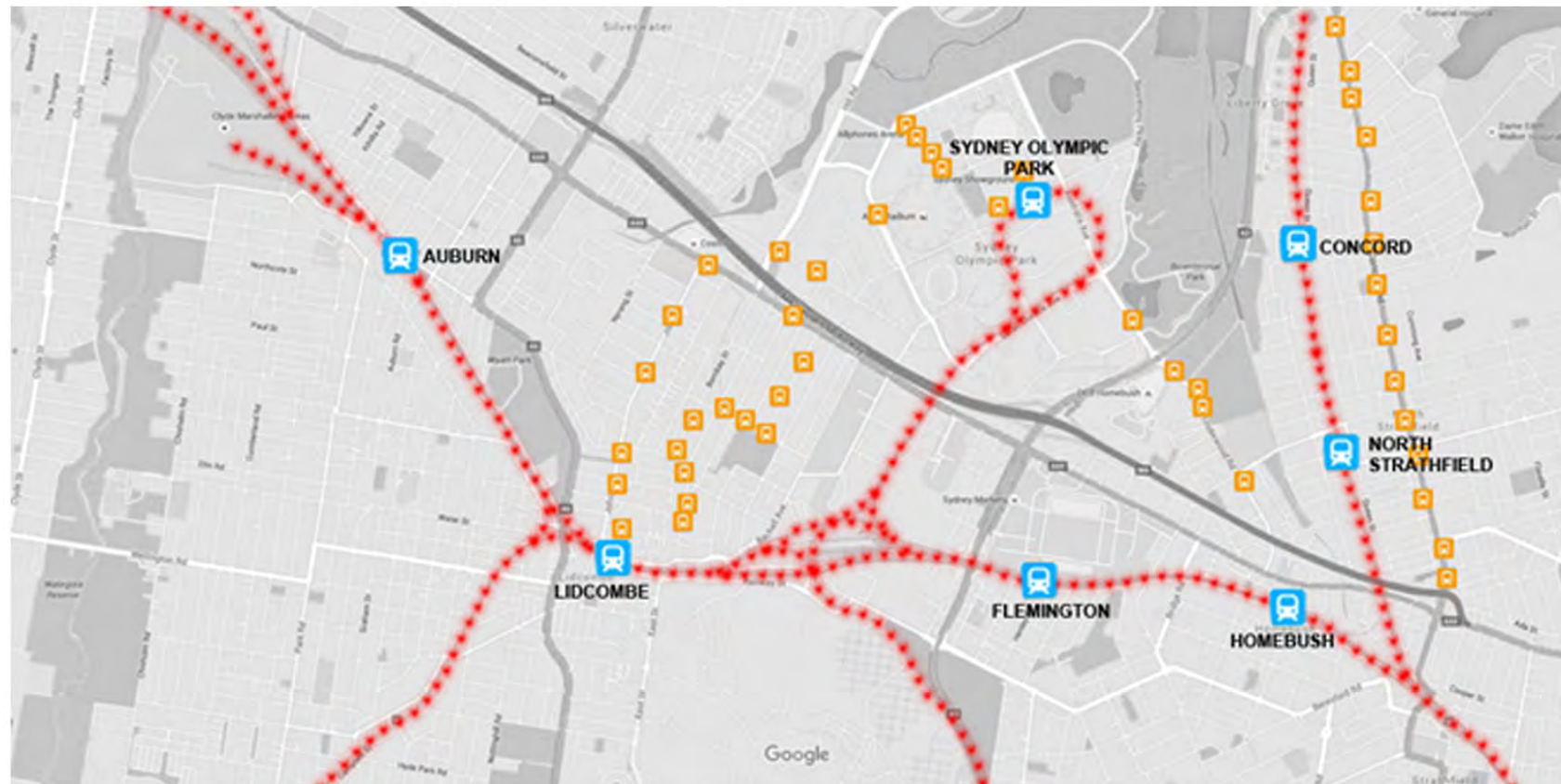
## 4.1 VEHICULAR LINKAGES



## 4.3 VEHICULAR MOVEMENT



## 4.2 PUBLIC TRANSPORT

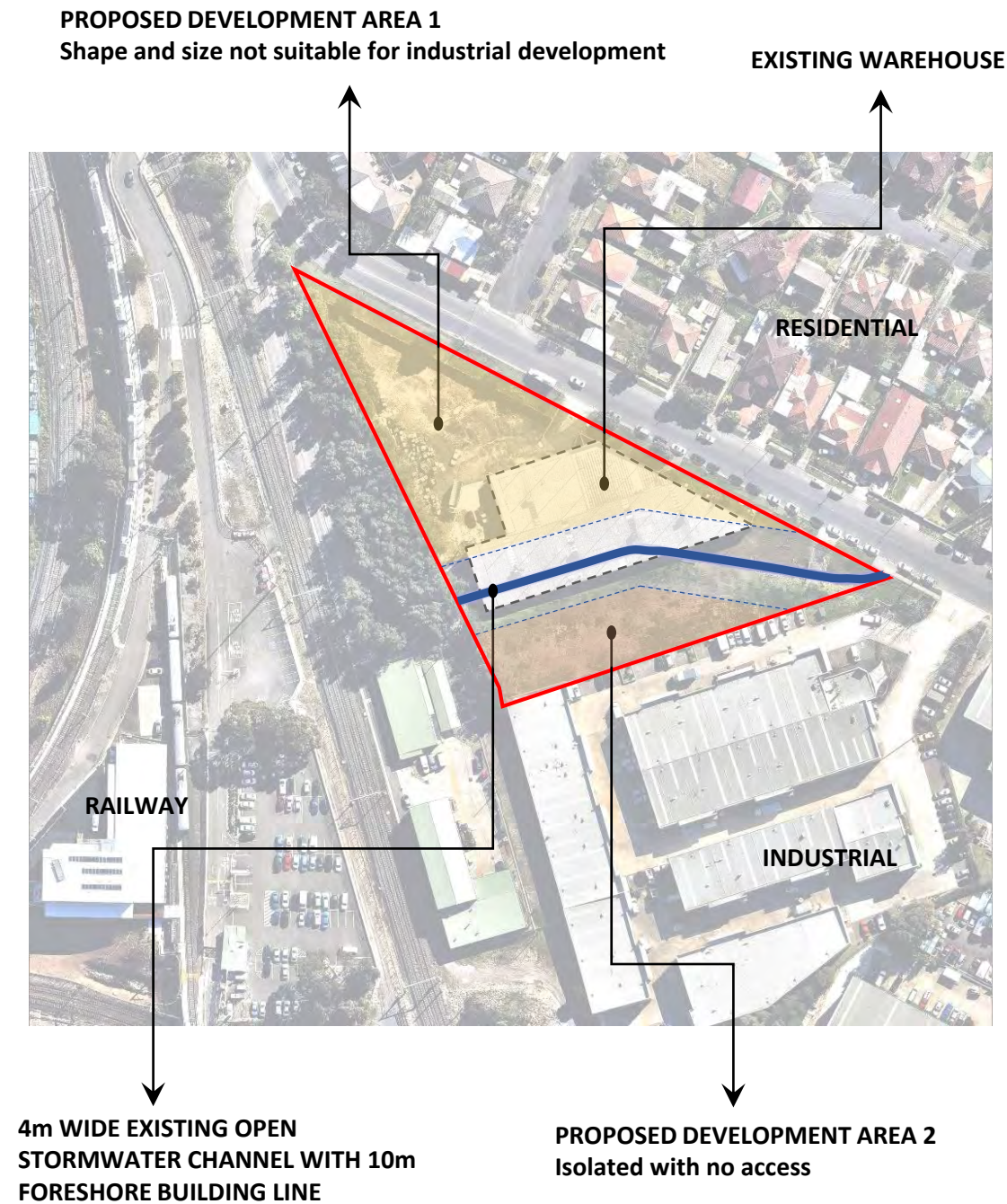


## 4.4 PEDESTRIAN LINKAGES

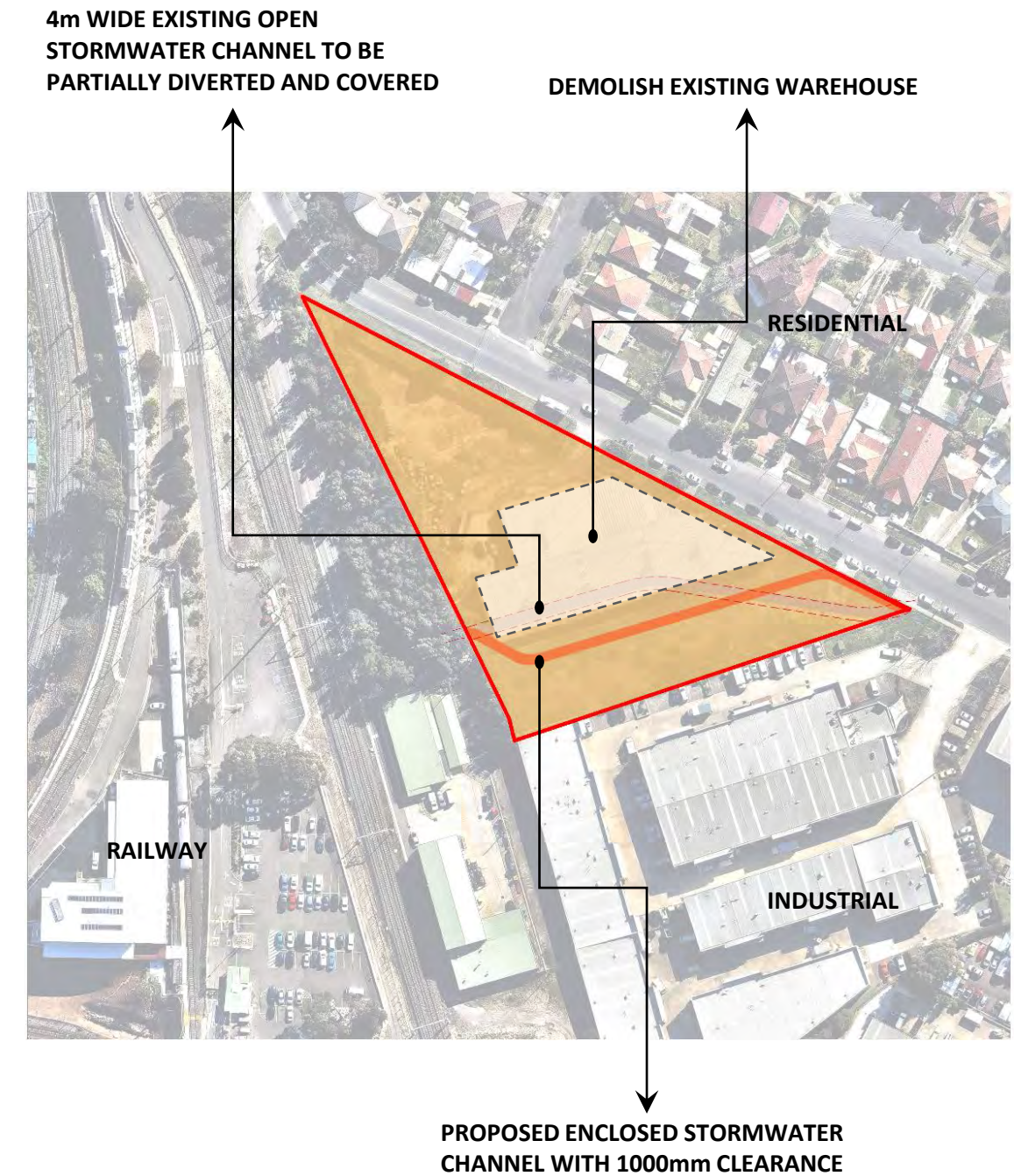




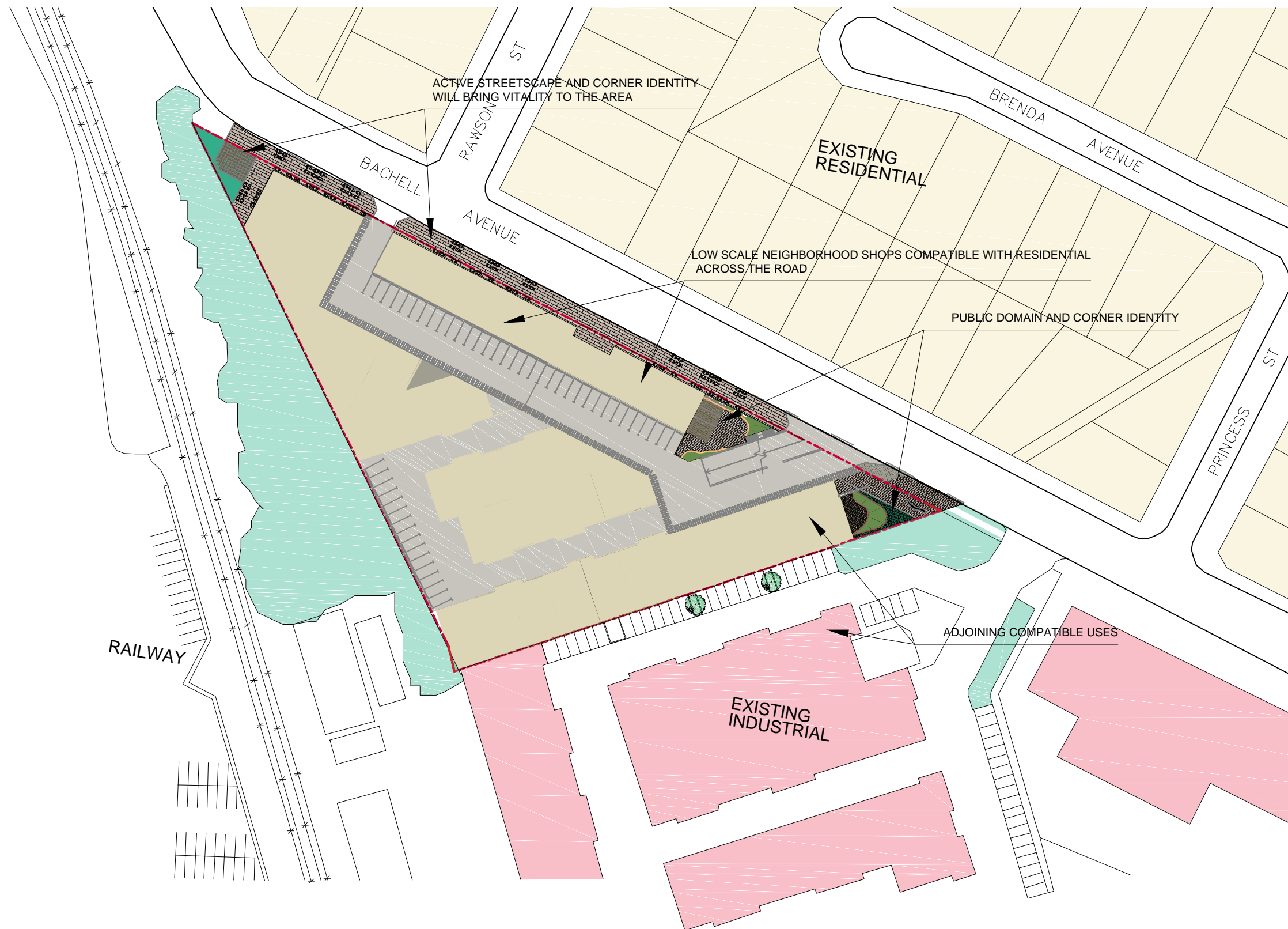
## 5.1 STORMWATER CHANNEL & CONSTRAINT ON EXISTING DEVELOPMENT



## 5.2 STORMWATER CHANNEL & CONSTRAINT ON DEVELOPMENT







## SITE ANALYSIS / PUBLIC INTERFACE

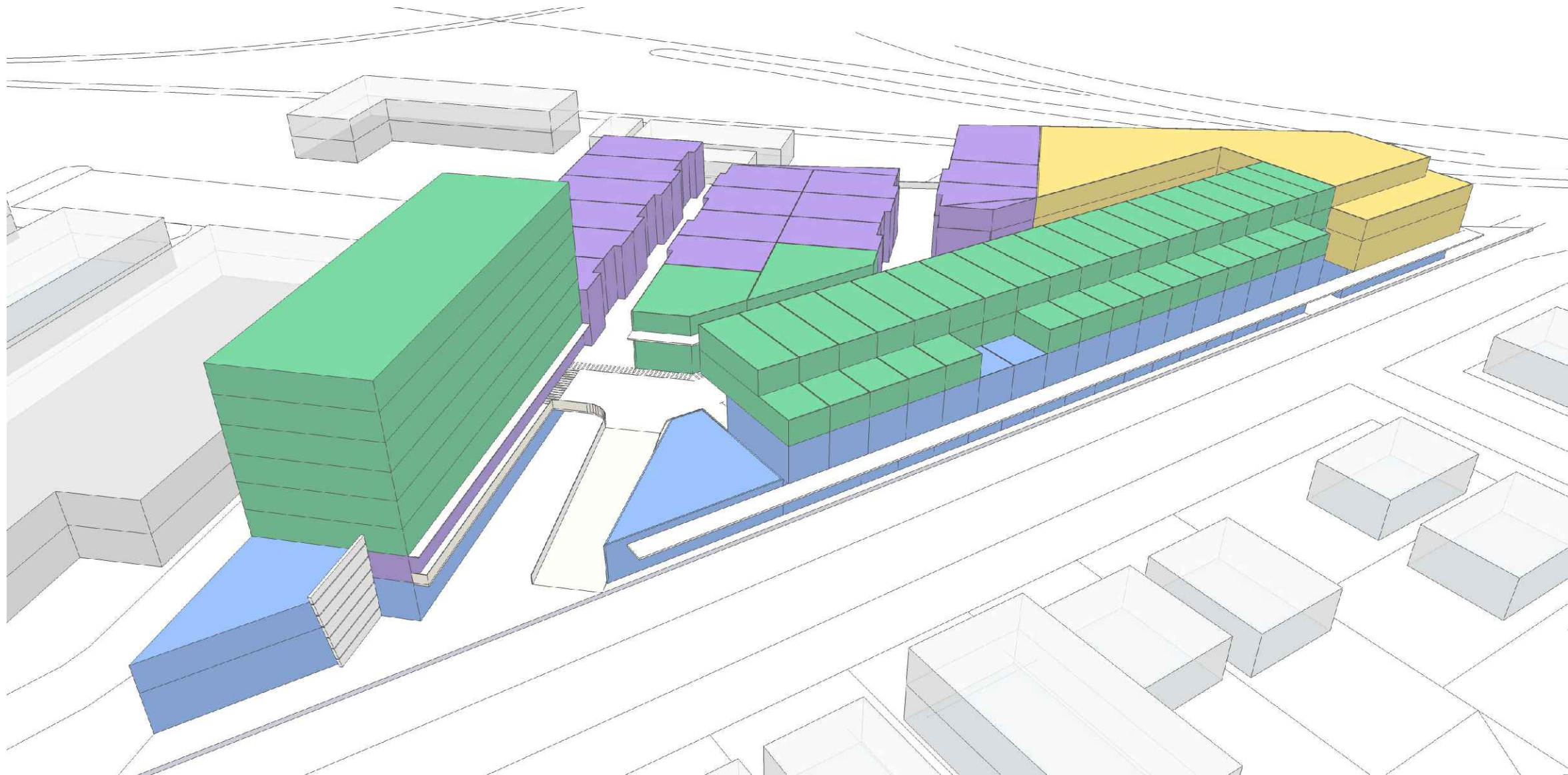
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CONCEPT DESIGN  
MASSING DRAWINGS



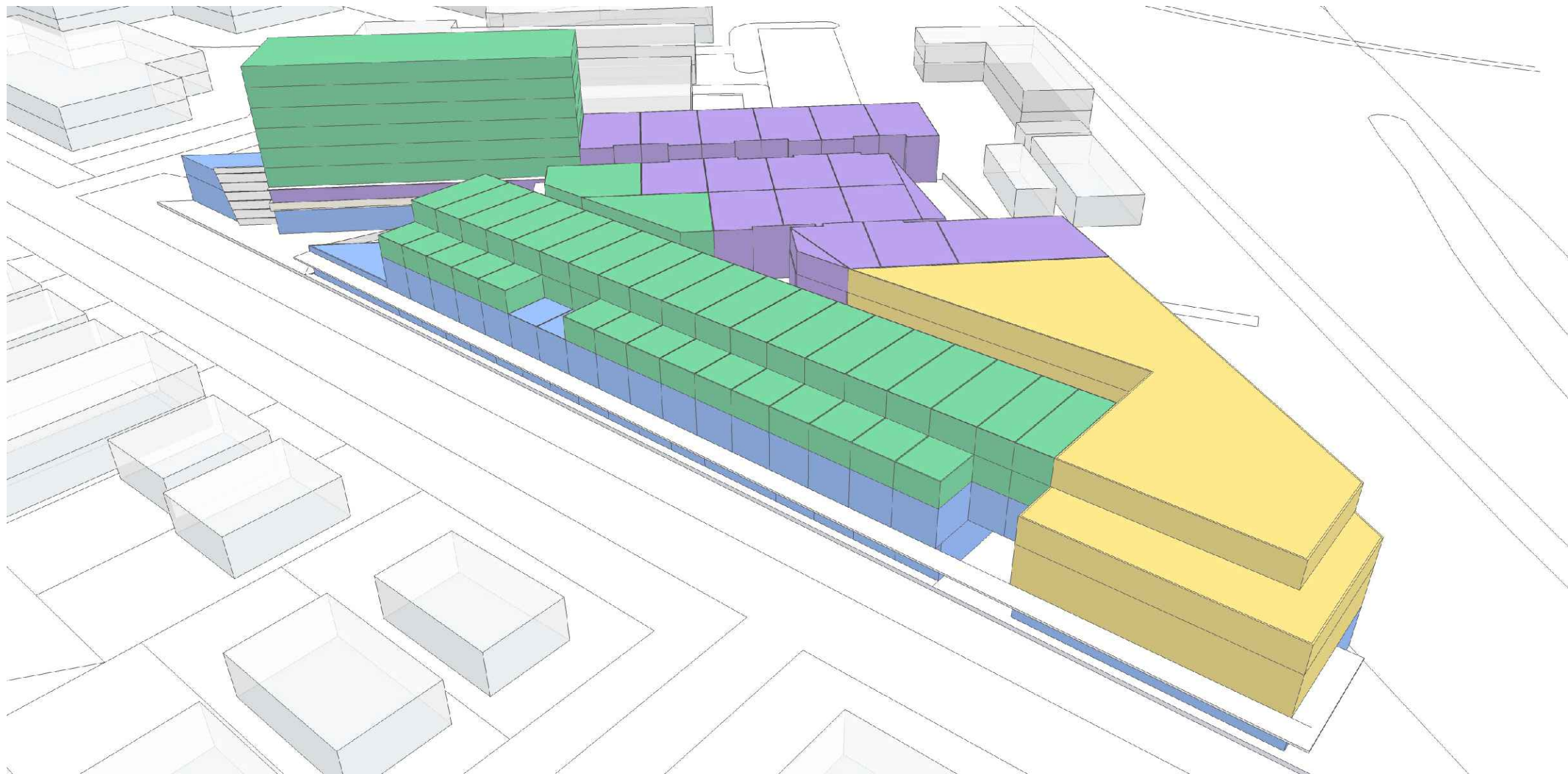


MASSING MODEL  
VIEW 1

## LEGEND

- FOOD AND DRINK PREMISES  
NEIGHBOURHOOD SHOPS  
RECREATION FACILITY (INDOOR)
- LIGHT INDUSTRIES  
INDUSTRIAL RETAIL OUTLETS  
HARDWARE BUILDING SUPPLIERS
- HIGH TECHNOLOGY INDUSTRY  
OFFICE PREMISES AND BUSINESS PREMISES  
DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES
- WAREHOUSE AND DISTRIBUTION  
STORAGE FACILITIES  
WHOLESALE SUPPLIERS
- RELOCATED AND CAPPED  
STORM-WATER CULVERT



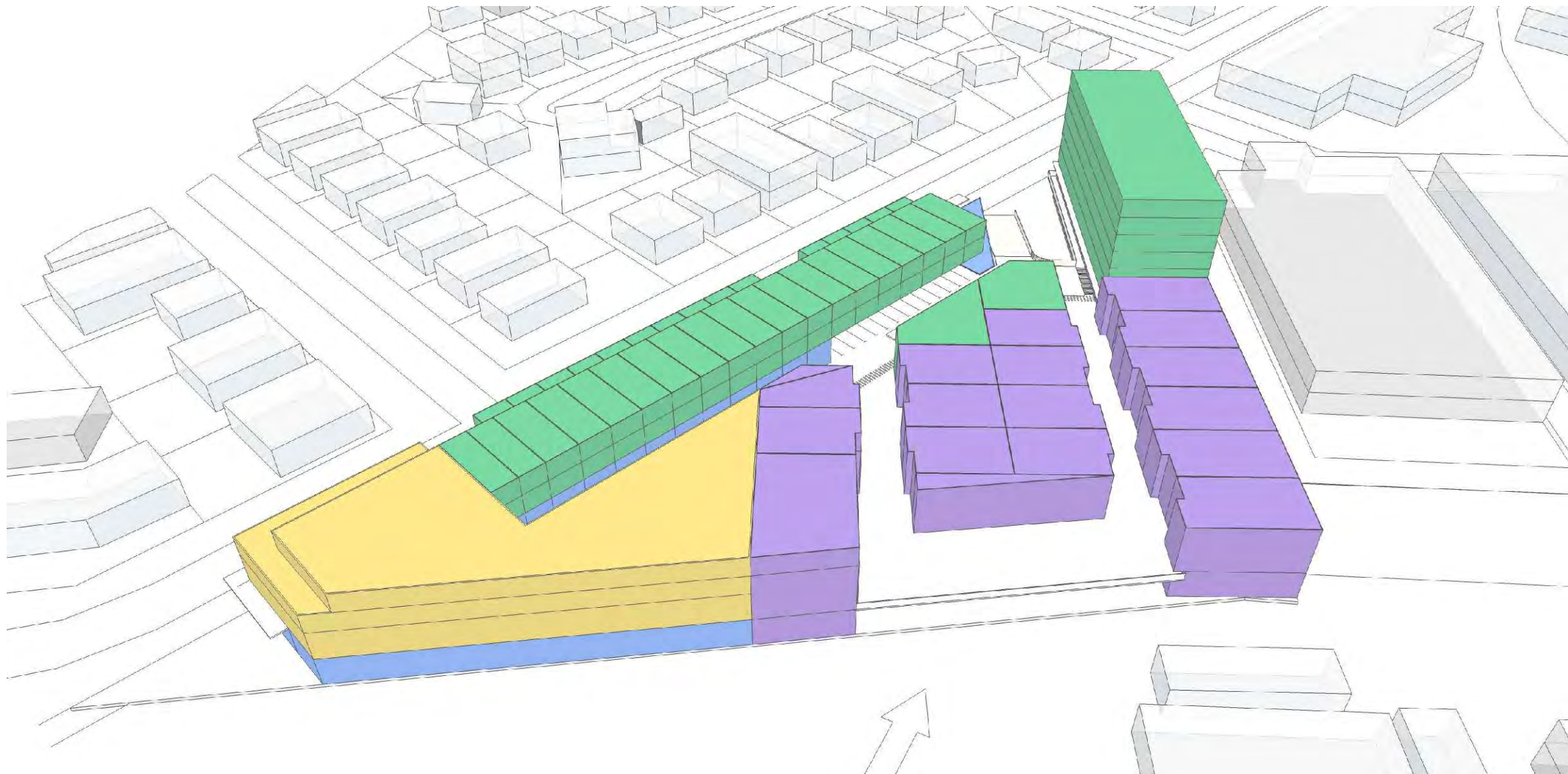


MASSING MODEL  
VIEW 2

## LEGEND

- FOOD AND DRINK PREMISES  
NEIGHBOURHOOD SHOPS  
RECREATION FACILITY (INDOOR)
- LIGHT INDUSTRIES  
INDUSTRIAL RETAIL OUTLETS  
HARDWARE BUILDING SUPPLIERS
- HIGH TECHNOLOGY INDUSTRY  
OFFICE PREMISES AND BUSINESS PREMISES  
DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES
- WAREHOUSE AND DISTRIBUTION  
STORAGE FACILITIES  
WHOLESALE SUPPLIERS
- RELOCATED AND CAPPED  
STORM-WATER CULVERT



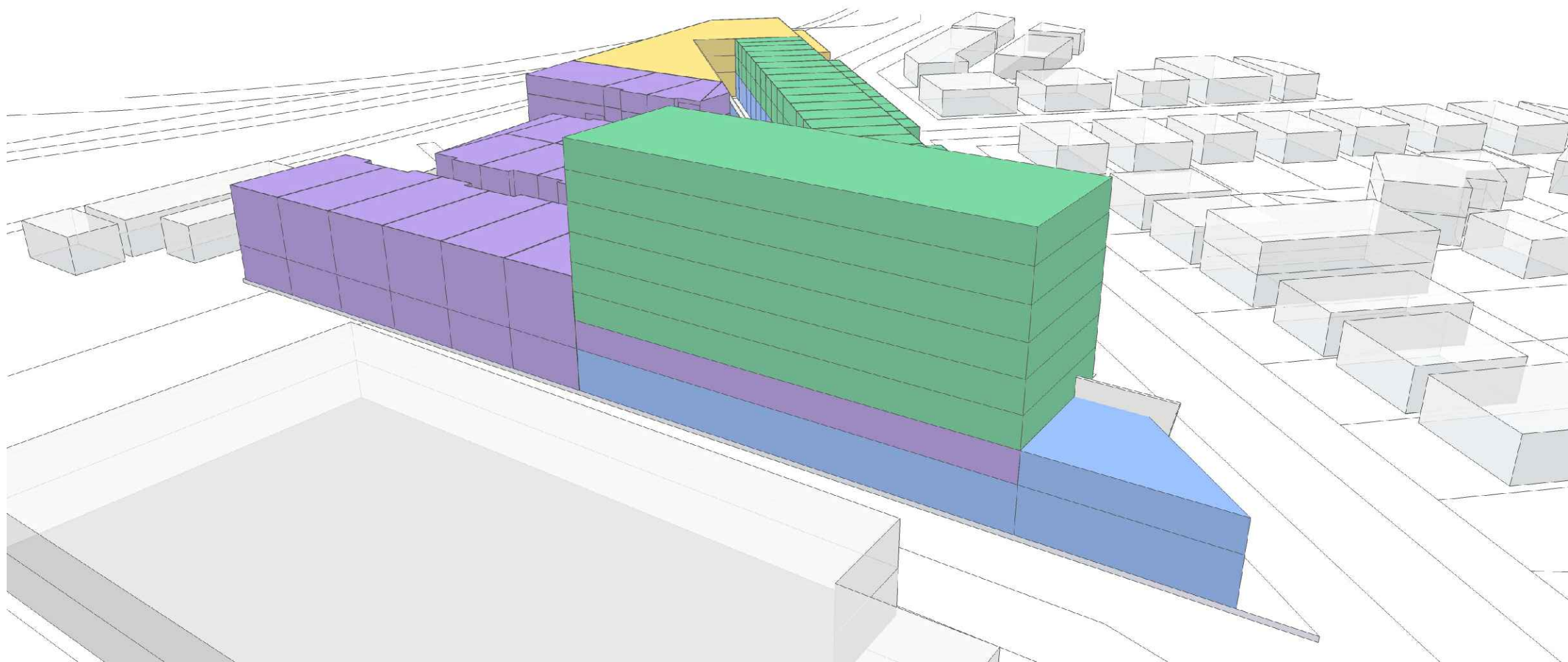


MASSING MODEL  
VIEW 3

## LEGEND

- FOOD AND DRINK PREMISES  
NEIGHBOURHOOD SHOPS  
RECREATION FACILITY (INDOOR)
- LIGHT INDUSTRIES  
INDUSTRIAL RETAIL OUTLETS  
HARDWARE BUILDING SUPPLIERS
- HIGH TECHNOLOGY INDUSTRY  
OFFICE PREMISES AND BUSINESS PREMISES  
DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES
- WAREHOUSE AND DISTRIBUTION  
STORAGE FACILITIES  
WHOLESALE SUPPLIERS
- RELOCATED AND CAPPED  
STORM-WATER CULVERT





MASSING MODEL  
VIEW 4

## LEGEND

- FOOD AND DRINK PREMISES  
NEIGHBOURHOOD SHOPS  
RECREATION FACILITY (INDOOR)
- LIGHT INDUSTRIES  
INDUSTRIAL RETAIL OUTLETS  
HARDWARE BUILDING SUPPLIERS
- HIGH TECHNOLOGY INDUSTRY  
OFFICE PREMISES AND BUSINESS PREMISES  
DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES
- WAREHOUSE AND DISTRIBUTION  
STORAGE FACILITIES  
WHOLESALE SUPPLIERS
- RELOCATED AND CAPPED  
STORM-WATER CULVERT





MASSING MODEL  
VIEW 5

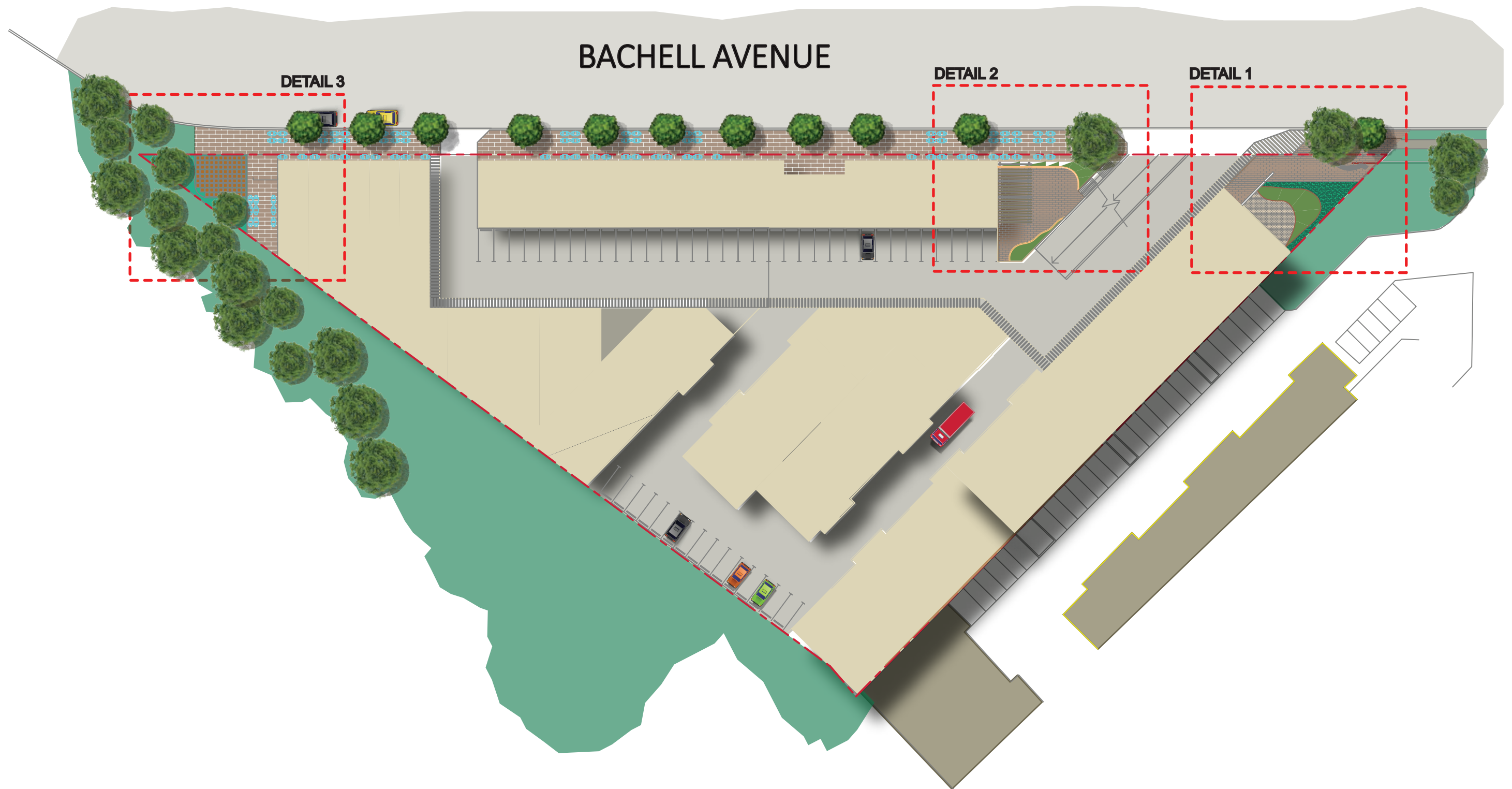
## LEGEND

- FOOD AND DRINK PREMISES  
NEIGHBOURHOOD SHOPS  
RECREATION FACILITY (INDOOR)
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STORAGE FACILITIES  
WHOLESALE SUPPLIERS
- RELOCATED AND CAPPED  
STORM-WATER CULVERT



CONCEPT DESIGN  
LANDSCAPE PLANS





## LANDSCAPE PLAN

0 2 5 10 20  
SCALE (m) 1:500 @ A3







CIVIC PLAZA AND RETAIL AREAS



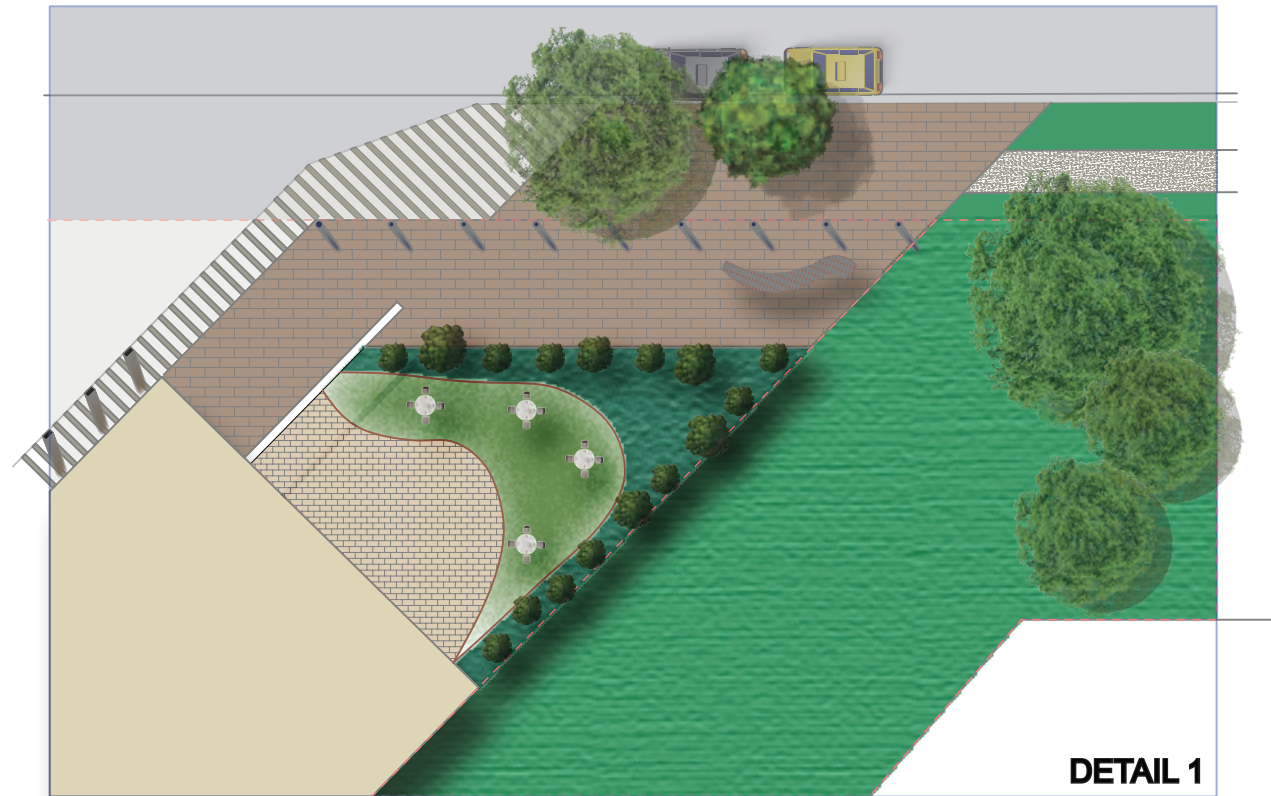
ENTRY SIGNAGE AND PROJECT IDENTITY



TERRACE PERGOLA IDEA



PAVING VARIATION TO PROVIDE A VISUAL INTEREST



DETAIL 1



DETAIL 2



HIGH QUALITY TO COMPLIMENT RETAIL FRONTAGES



TREE PLANTING AT SHOP FRONTAGES



OUTDOOR SEATING



RETAIL FRONTAGES CREATE AN ACTIVE FACADE

0 2 5 10 20  
SCALE (m) 1:500 @ A3



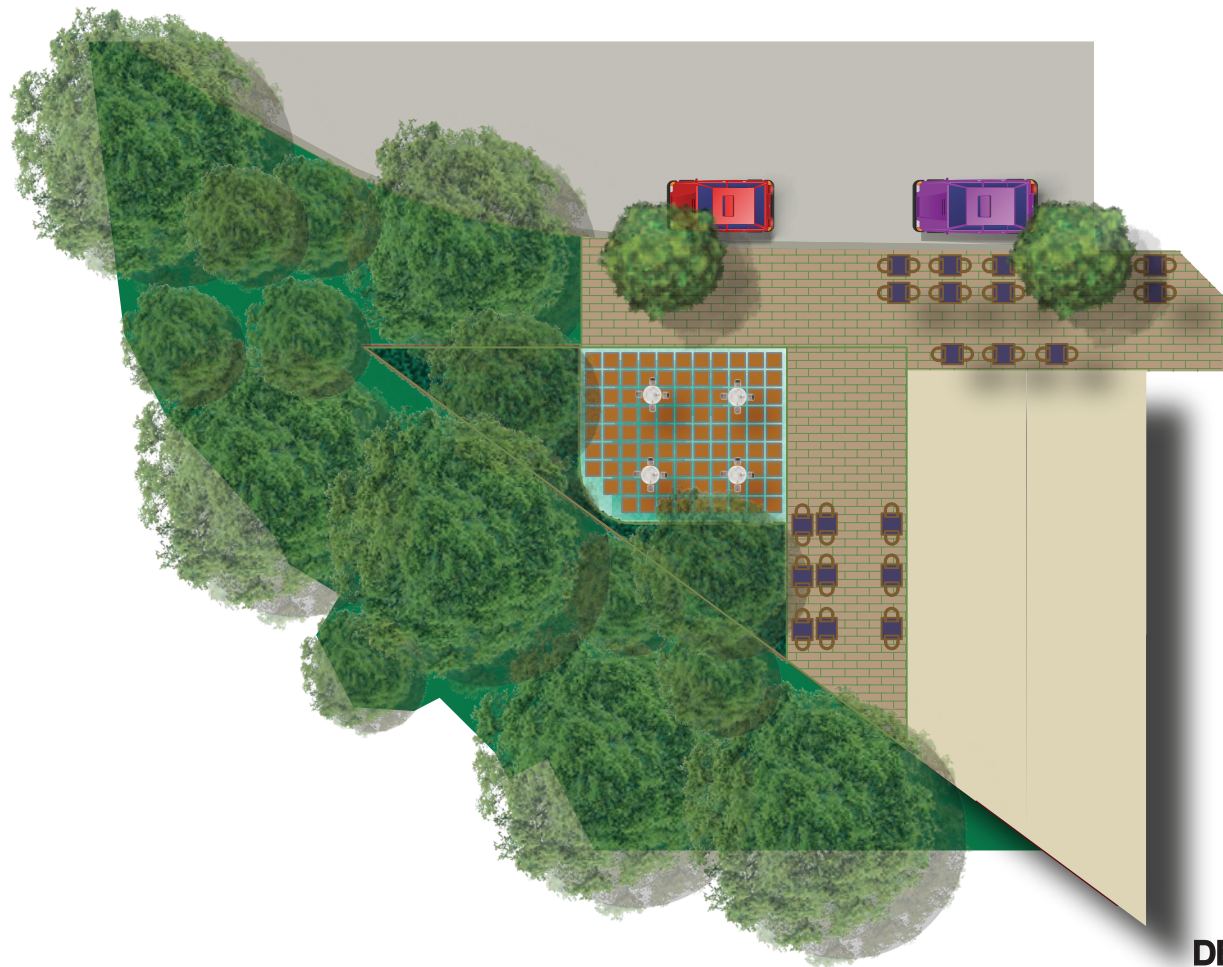
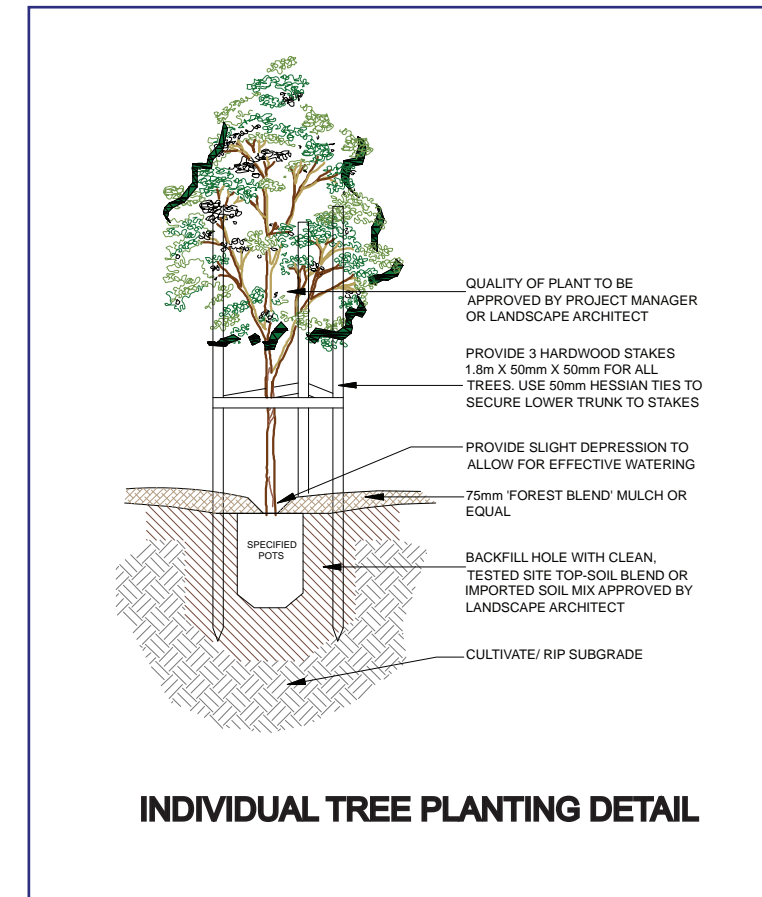




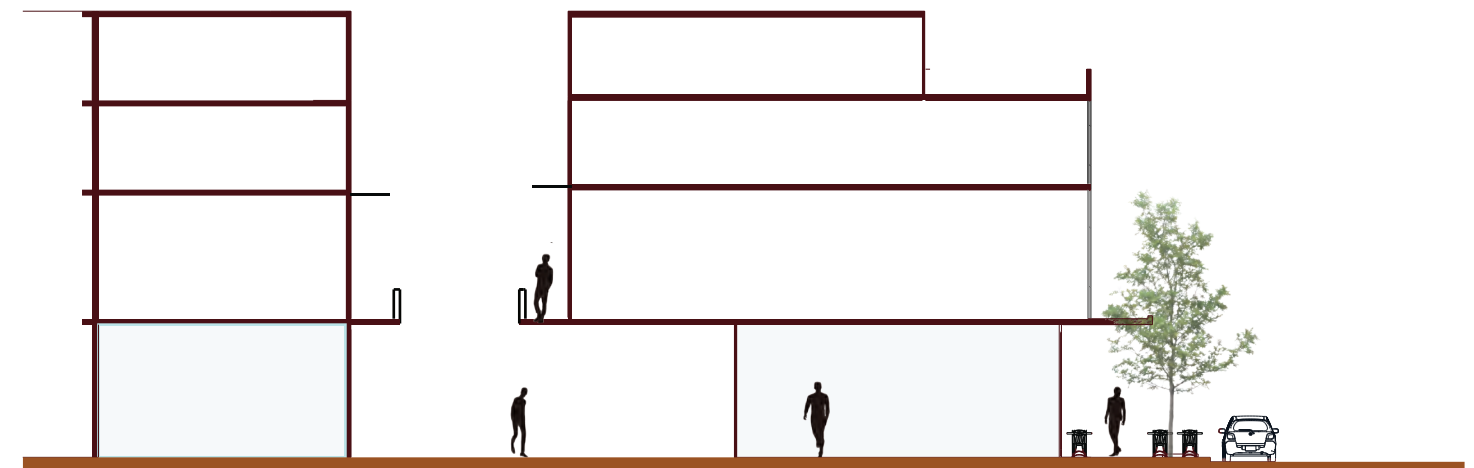
CORNER EXPRESSION OF PUBLIC RETAIL IDENTITY



ACTIVATION OF THE FRONTAGES



DETAIL 3



STREET SECTION - PUBLIC DOMAIN

## LANDSCAPE PLAN DETAILS 3





CONCEPT DESIGN  
BUILDING PLANS



## DRAWING LIST

COVER PAGE / 3D

SITE PLAN  
GROUND FLOOR  
LEVEL 1  
LEVEL 2  
LEVEL 3  
LEVEL 4-7  
BASEMENT LEVEL 1  
BASEMENT LEVEL 2

SHADOW DIAGRAMS

MASSING 3D - VIEW 1  
MASSING 3D - VIEW 2  
MASSING 3D - VIEW 3  
MASSING 3D - VIEW 4  
MASSING 3D - VIEW 5



COVER PAGE

0 2 5 10 20  
SCALE (m) 1:500 • A3







## SITE PLAN

0 2 5 10 20  
SCALE (m) 1:500 ● A3

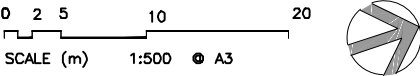




BACHELL AVENUE

CAR PARKING







BASEMENT LEVEL 2



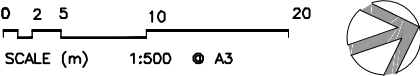


BACHELL AVENUE

CAR PARKING

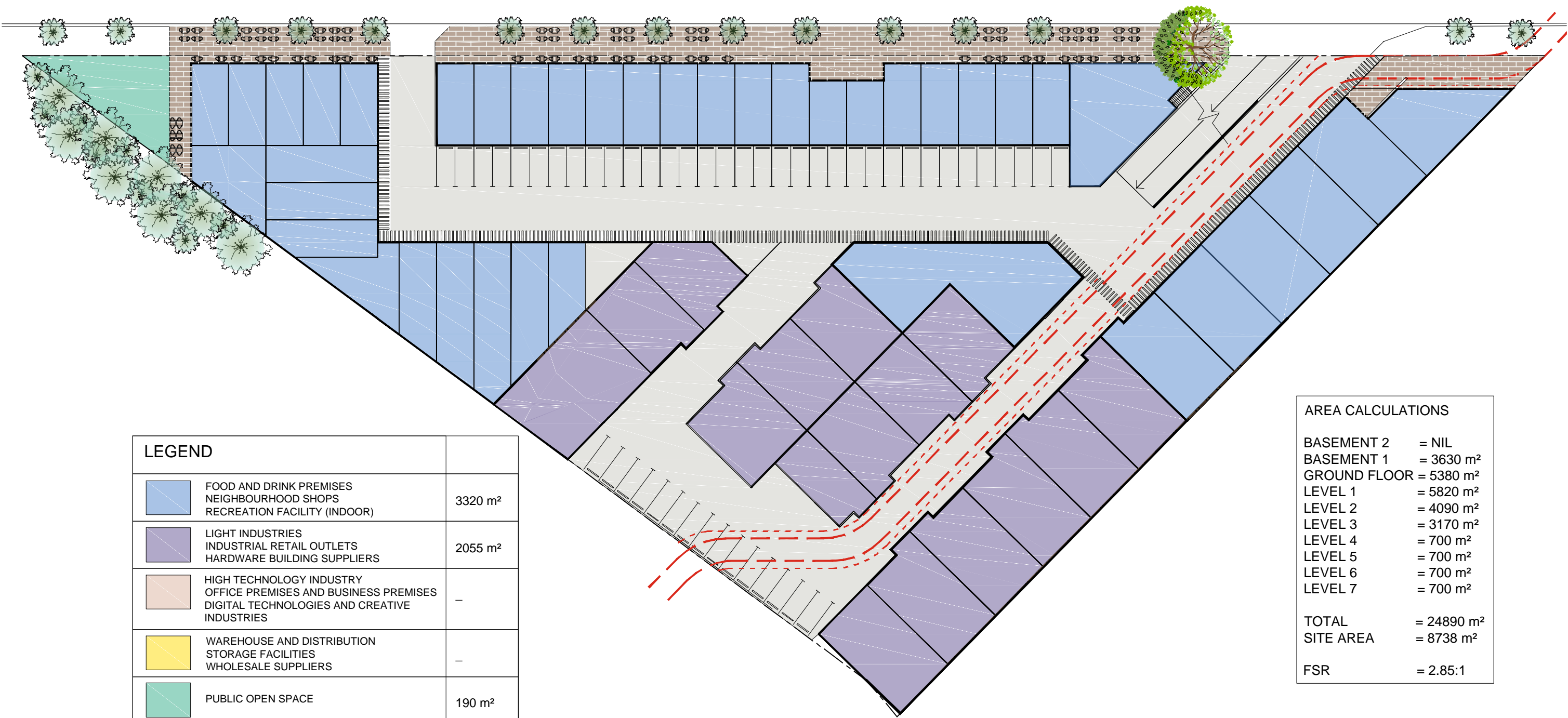
LEGEND		
	FOOD AND DRINK PREMISES NEIGHBOURHOOD SHOPS RECREATION FACILITY (INDOOR)	—
	LIGHT INDUSTRIES INDUSTRIAL RETAIL OUTLETS HARDWARE BUILDING SUPPLIERS	1665 m²
	HIGH TECHNOLOGY INDUSTRY OFFICE PREMISES AND BUSINESS PREMISES DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES	—
	WAREHOUSE AND DISTRIBUTION STORAGE FACILITIES WHOLESALE SUPPLIERS	1963 m²
	PUBLIC OPEN SPACE	—
	RELOCATED AND CAPPED STORM-WATER CULVERT WITH 1000 mm CLEARANCE	







BASEMENT LEVEL 1





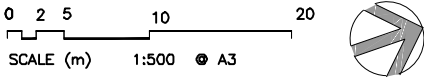
BACHELL AVENUE



LEGEND		
	FOOD AND DRINK PREMISES NEIGHBOURHOOD SHOPS RECREATION FACILITY (INDOOR)	3320 m²
	LIGHT INDUSTRIES INDUSTRIAL RETAIL OUTLETS HARDWARE BUILDING SUPPLIERS	2055 m²
	HIGH TECHNOLOGY INDUSTRY OFFICE PREMISES AND BUSINESS PREMISES DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES	—
	WAREHOUSE AND DISTRIBUTION STORAGE FACILITIES WHOLESALE SUPPLIERS	—
	PUBLIC OPEN SPACE	190 m²
	RELOCATED AND CAPPED STORM-WATER CULVERT WITH 1000 mm CLEARANCE	







AREA CALCULATIONS	
BASEMENT 2	= NIL
BASEMENT 1	= 3630 m²
GROUND FLOOR	= 5380 m²
LEVEL 1	= 5820 m²
LEVEL 2	= 4090 m²
LEVEL 3	= 3170 m²
LEVEL 4	= 700 m²
LEVEL 5	= 700 m²
LEVEL 6	= 700 m²
LEVEL 7	= 700 m²
TOTAL	= 24890 m²
SITE AREA	= 8738 m²
FSR	= 2.85:1

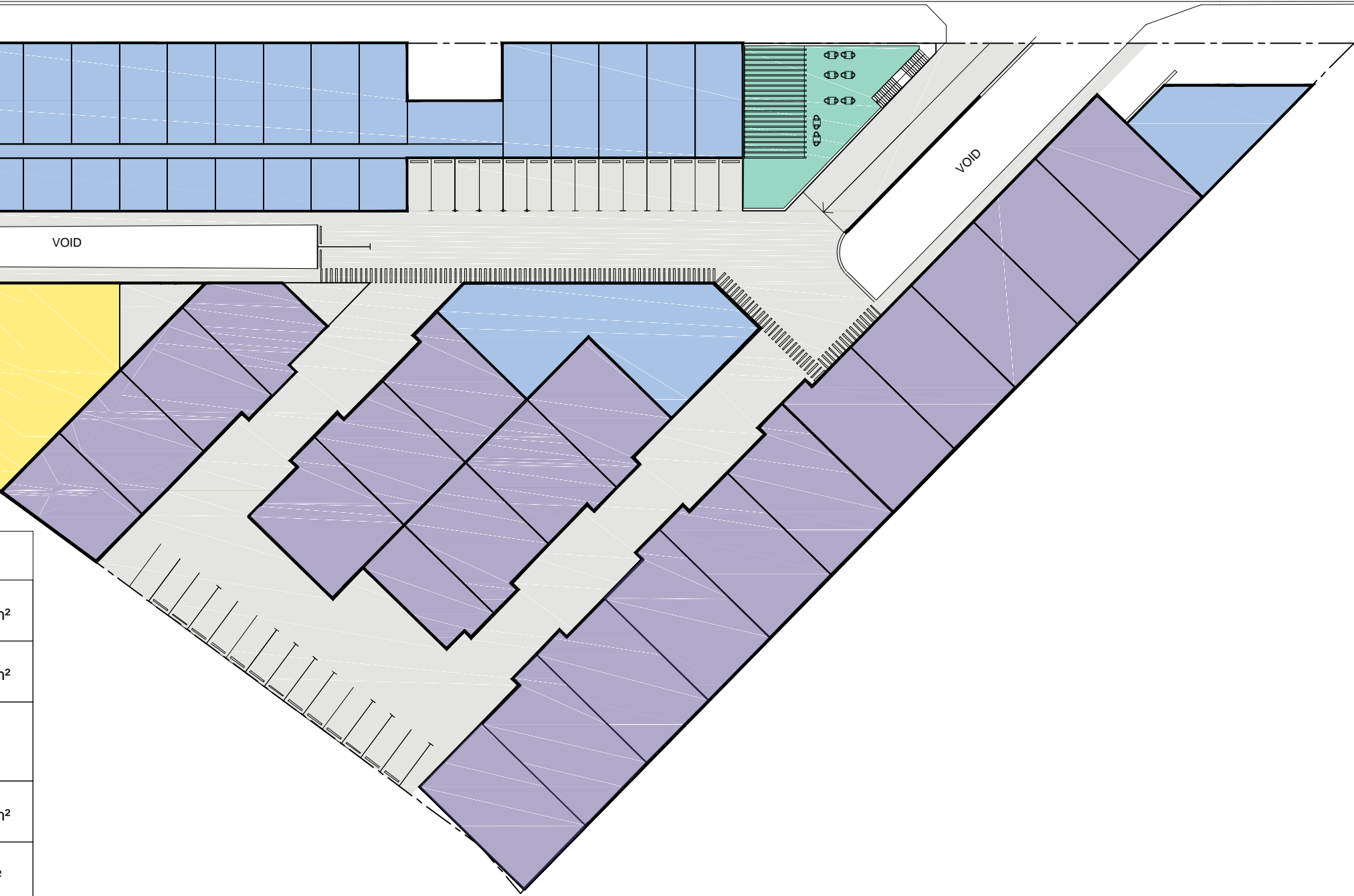
GROUND FLOOR



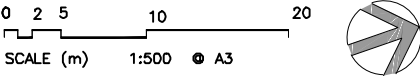


BACHELL AVENUE

LEGEND		
	FOOD AND DRINK PREMISES NEIGHBOURHOOD SHOPS RECREATION FACILITY (INDOOR)	1958 m²
	LIGHT INDUSTRIES INDUSTRIAL RETAIL OUTLETS HARDWARE BUILDING SUPPLIERS	2776 m²
	HIGH TECHNOLOGY INDUSTRY OFFICE PREMISES AND BUSINESS PREMISES DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES	—
	WAREHOUSE AND DISTRIBUTION STORAGE FACILITIES WHOLESALE SUPPLIERS	1086 m²
	PUBLIC OPEN SPACE	200 m²
	RELOCATED AND CAPPED STORM-WATER CULVERT WITH 1000 mm CLEARANCE	









LEVEL 1



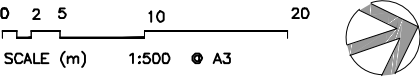


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





LEGEND		
	FOOD AND DRINK PREMISES NEIGHBOURHOOD SHOPS RECREATION FACILITY (INDOOR)	—
	LIGHT INDUSTRIES INDUSTRIAL RETAIL OUTLETS HARDWARE BUILDING SUPPLIERS	468 m²
	HIGH TECHNOLOGY INDUSTRY OFFICE PREMISES AND BUSINESS PREMISES DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES	2496 m²
	WAREHOUSE AND DISTRIBUTION STORAGE FACILITIES WHOLESALE SUPPLIERS	1127 m²
	PUBLIC OPEN SPACE	110 m²
	RELOCATED AND CAPPED STORM-WATER CULVERT WITH 1000 mm CLEARANCE	

LEVEL 2

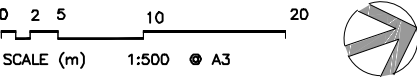


BACHELL AVENUE



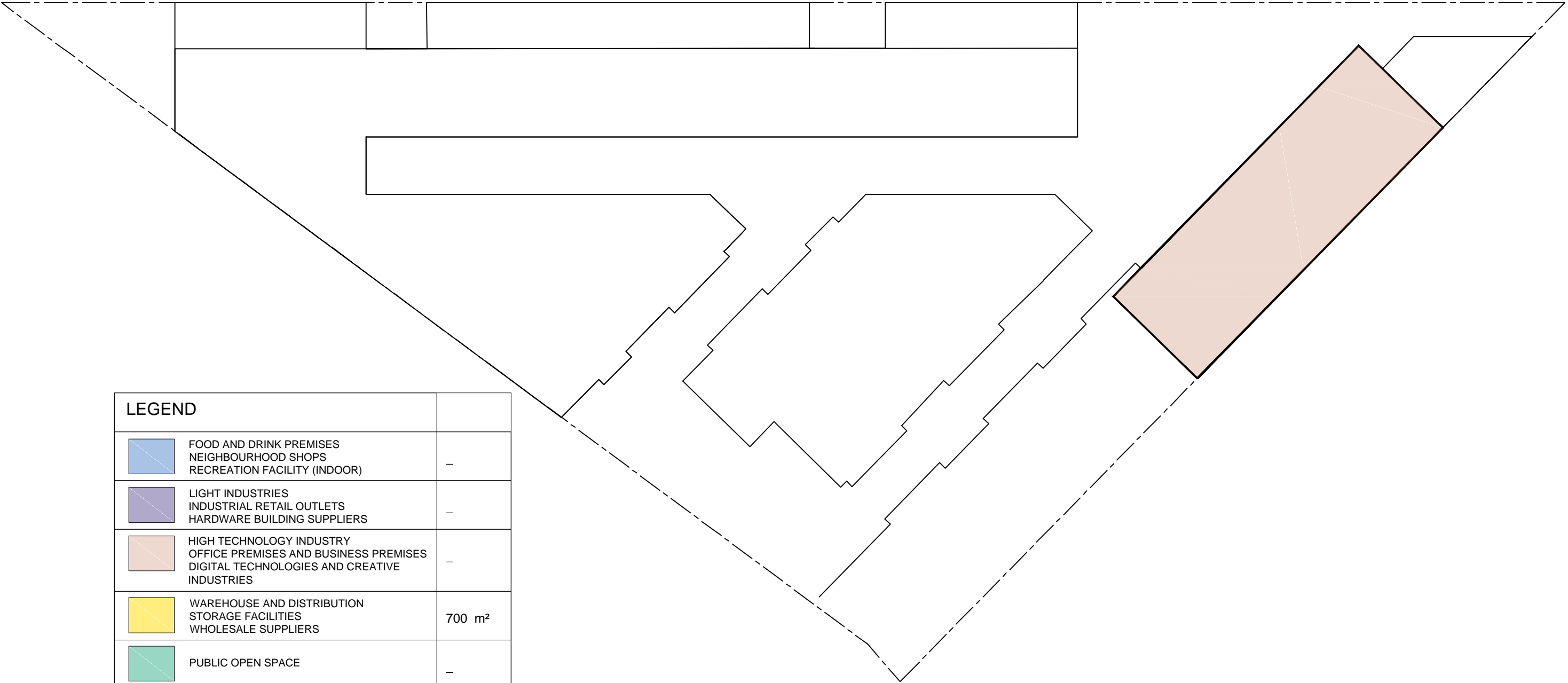
LEGEND		
	FOOD AND DRINK PREMISES NEIGHBOURHOOD SHOPS RECREATION FACILITY (INDOOR)	—
	LIGHT INDUSTRIES INDUSTRIAL RETAIL OUTLETS HARDWARE BUILDING SUPPLIERS	410 m <sup>2</sup>
	HIGH TECHNOLOGY INDUSTRY OFFICE PREMISES AND BUSINESS PREMISES DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES	1762 m <sup>2</sup>
	WAREHOUSE AND DISTRIBUTION STORAGE FACILITIES WHOLESALE SUPPLIERS	997 m <sup>2</sup>
	PUBLIC OPEN SPACE	—
	RELOCATED AND CAPPED STORM-WATER CULVERT WITH 1000 mm CLEARANCE	







LEVEL 3



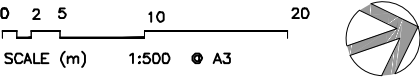


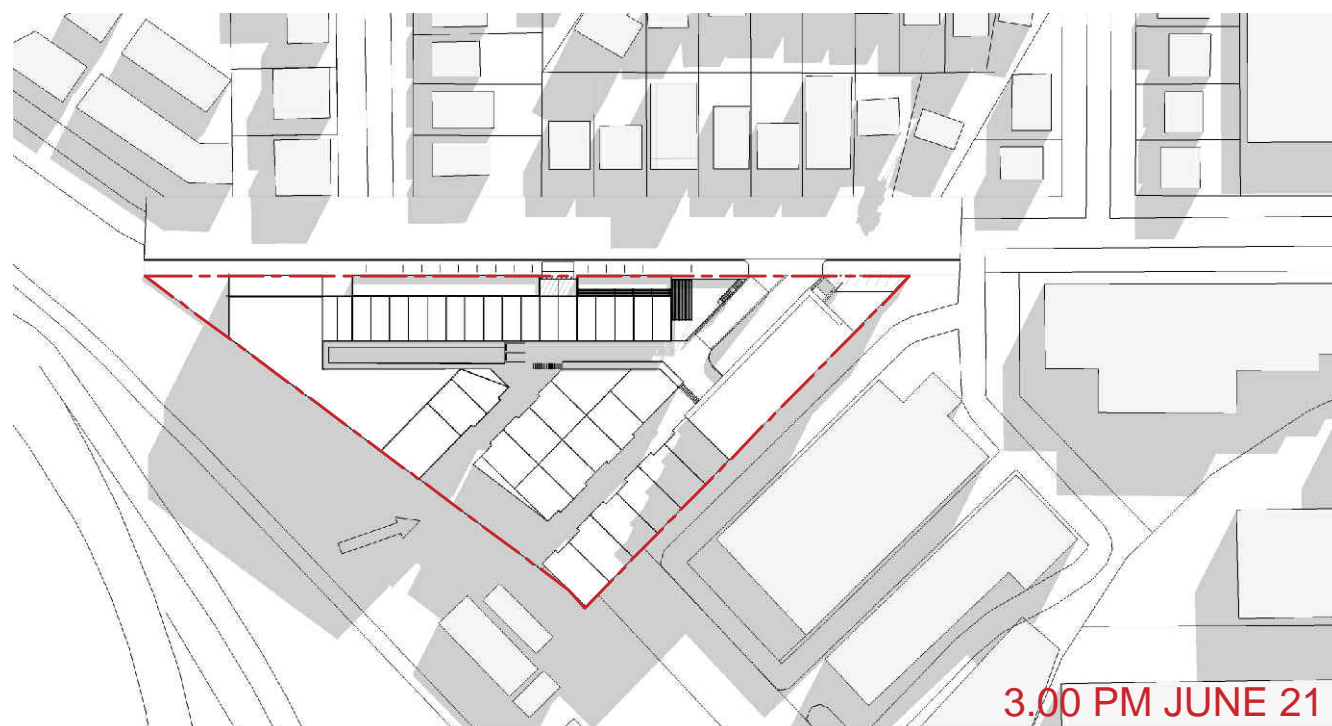
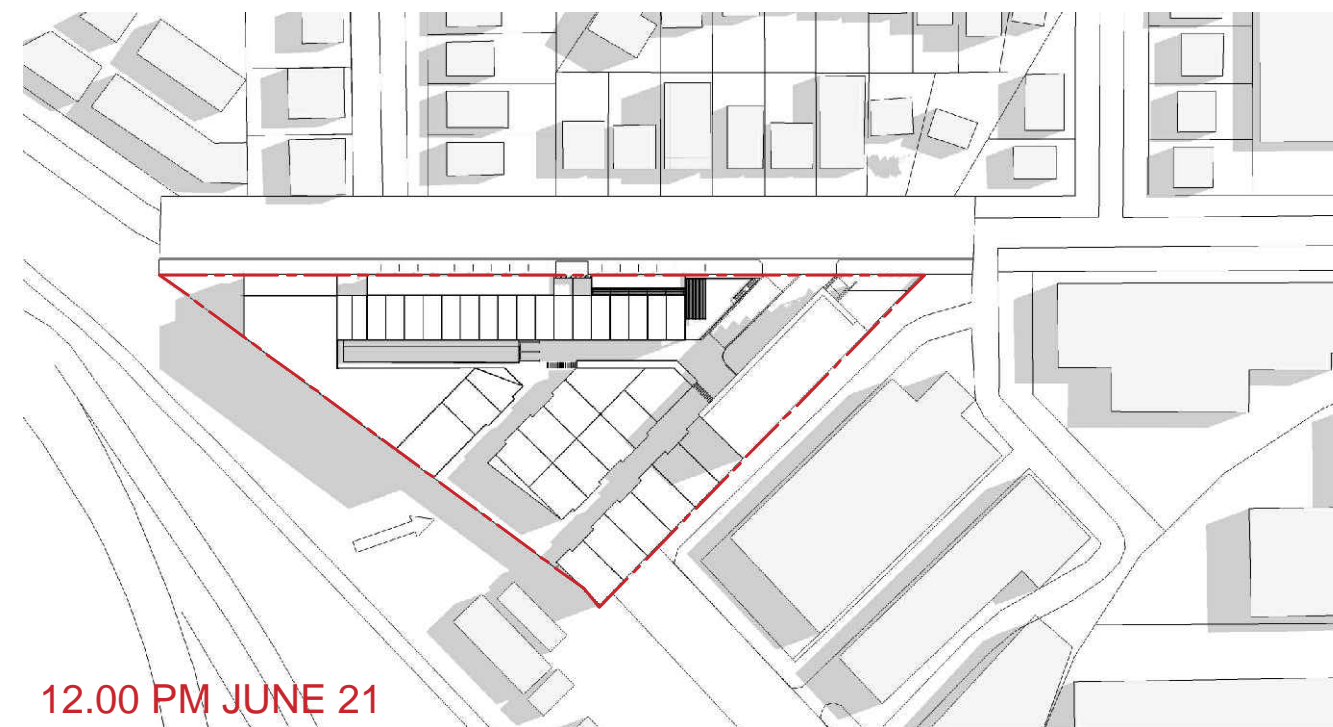
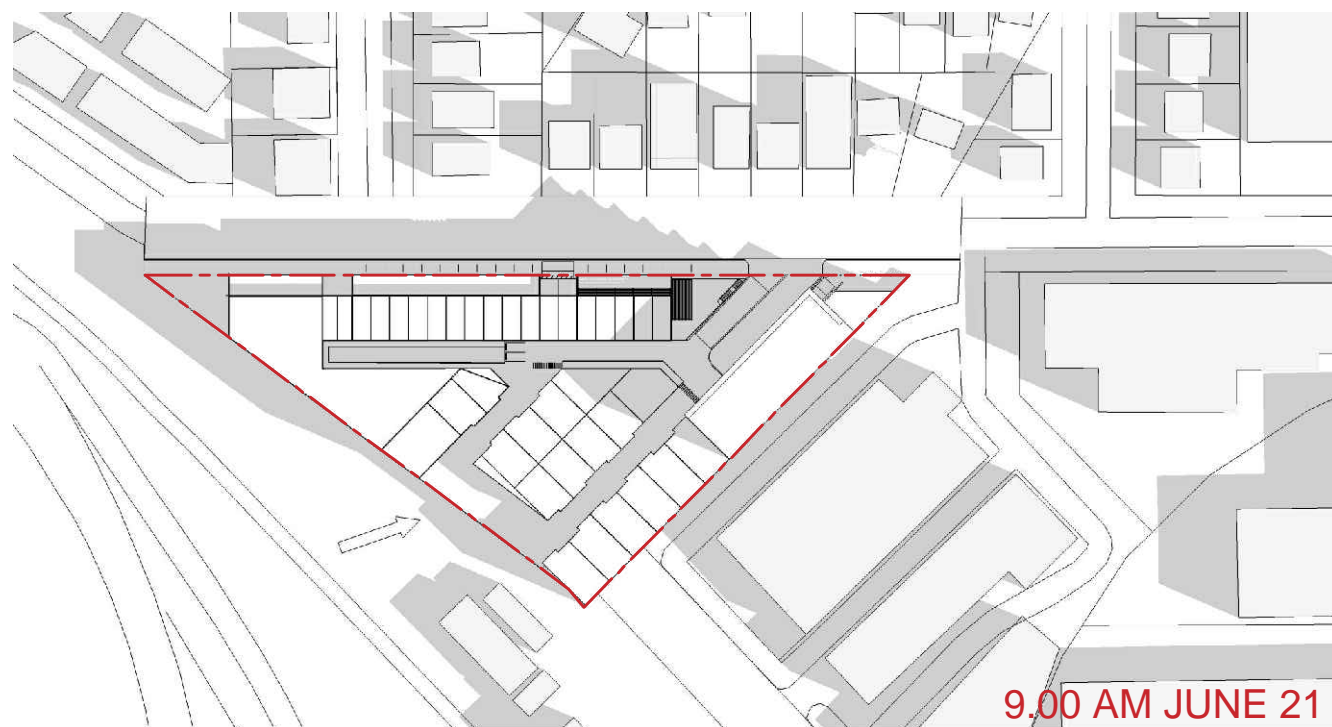
BACHELL AVENUE



LEGEND		
	FOOD AND DRINK PREMISES NEIGHBOURHOOD SHOPS RECREATION FACILITY (INDOOR)	—
	LIGHT INDUSTRIES INDUSTRIAL RETAIL OUTLETS HARDWARE BUILDING SUPPLIERS	—
	HIGH TECHNOLOGY INDUSTRY OFFICE PREMISES AND BUSINESS PREMISES DIGITAL TECHNOLOGIES AND CREATIVE INDUSTRIES	—
	WAREHOUSE AND DISTRIBUTION STORAGE FACILITIES WHOLESALE SUPPLIERS	700 m²
	PUBLIC OPEN SPACE	—
	RELOCATED AND CAPPED STORM-WATER CULVERT WITH 1000 mm CLEARANCE	

LEVEL 4- LEVEL 7





## SHADOW DIAGRAMS

0 2 5 10 20  
SCALE (m) 1:500 • A3









## 9.1 CONCLUSION

This Urban Design Report has been prepared as part of a package of supporting documentation to accompany the lodgement of a Planning Proposal to Cumberland Council. The Report considered the existing site conditions, the key development controls and the strategic planning framework, which have informed the desired development outcome.

The Urban Design Report informs the desired amendments and controls being sought through the Planning Proposal for the subject site. This will facilitate a mixed business and employment generating development, consistent with the future vision for the Lidcombe East Industrial Precinct.

This urban design analysis has informed a proposed concept that includes the following mixture of land uses across 24,890sq.m of floorspace:

- Light Industries
- Industrial retail outlets
- Hardware building supplies
- Office premises and business premises (which could accommodate High digital Technology industries and creative industries)
- Storage facilities
- Wholesale supplies
- Neighbourhood Shops and Food and drink premises

The concept also seeks to provide 500sq.m of open space for private and public use as part of the urban outcome.



The Urban Design Report has therefore informed the Planning Proposal which seeks to amend the Land Use Zone from IN1 General Industrial to B5 Business Development and to increase the FSR from 1:1 to 3:1, noting that whilst the concept facilitates an FSR of approximately 2.85:1, an FSR of 3:1 will allow flexibility at the development application stage as commercial and industrial floorplates are designed.

In summary, the urban design and development outcomes will achieve the following:

- The concept retains employment generating floorspace, but given the forecasted reduction in industrial floorspace demand, provides alternative forms of industrial that generally soak up more floorspace across more intensive commercial and retail employment uses.
- The Lidcombe East Industrial Precinct is fully developed, with the subject site the only site available for redevelopment in the immediate to short term. In doing so, the concept will provide alternative employment uses more aligned to the objectives for the Precinct under the draft Cumberland Employment and Innovation Lands Strategy & Land Use Planning Framework.
- The proposed built outcome provides a variety of forms, heights and floorplates. The more office type uses are located in the highest built form up to 7 storeys on one small part of the site. The remainder of built forms reach 3 to 4 storeys.
- The Bachell Street interface is activated with neighbourhood shops and food and drink premises, with new paving and landscape treatment, creating a softer edge and attractive streetscape.
- Heights along Bachell Avenue are three storeys with an additional storeys setback to achieve transition to the street and the nearby low and medium density development.
- A total of 500sq.m of open space is proposed under the concept. This includes 190sq.m of publicly accessible open space on the ground floor, 200sq.m of publicly accessible space on the first floor fronting Bachell Avenue (north facing) to support the ground tenancies, workers and residents, and 110sq.m of private communal space on Level 2 accessible for employees within the development.
- Two basement levels of car parking to minimise street parking and negative impacts to the streetscape and nearby residents.
- The realignment of the drainage channel, and the improvement to the flood conditions in the area.

It is recommended that the concept plan is supported by Council due to its superior urban design, economic and environmental performance.

The proposed density of 3:1 will have no detriment effect on surrounding sites.

The context was carefully considered and we conclude the increased density and zone change will result in an efficient use of the land.

